File Box 3

FORM No. WD-1

BOOK 6140 PAGE 527

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Michael W. Oatsvall
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 15TH DAY OF SEPTEMBER, 19 83.

Notary Public

MY COMMISSION EXPIRES: 10-14-86

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
EDWARD SEDDON — 295 PLUS PARK BOULEVARD, SUITE J — NASHVILLE, TN 37217

NAME		ADDRESS
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael W. Oatsvall	OWNER	MAP 91-14
(NAME)	(NAME)	
5514 Charlotte Avenue		PARCEL 104
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37209		12W-04260
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, A B N Company, a partnership composed of Joseph A. Campbell, Gordon Williams, and Robert Hutcheson

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. Oatsvall, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT.

A tract of land in the 8th, formerly the 12th Civil District of said County, described according to a survey by Geo. W. Watkins, Surveyor, March 2, 1956, as follows:

Beginning on the northerly margin of Charlotte Pike, at the southwest corner of the property conveyed to Cecil Collins by deed from Nora Woods, of record in Book 1764, page 41, Register's Office for said County; thence with Collins' westerly line, north 20 degrees 15' west 125 feet; thence south 69 degrees 30' west 69.4 feet; thence south 6 degrees 50' east 128.2 feet to the northerly margin of Charlotte Pike; thence with said Pike, eastwardly 100 feet to the beginning.

Being the same property conveyed to AB & N Company, a partnership composed of Joseph A. Campbell, Gordon Williams and Robert Hutcheson by deed from William A. (Willie) Woods and wife, Mary Nell S. Woods of record in Book 5933, Page 1, Register's Office said County.

THIS conveyance is subject to any and all existing restrictions and easements of record.

THE unimproved ( ) property, known as 5514 Charlotte Avenue Nashville, TN 37209
is improved (XX)
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heir and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to covey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 15TH day of SEPTEMBER, 19 83.

A B N Company, a partnership

Gordon Williams
Gordon Williams

Joseph A. Campbell
Joseph A. Campbell

Robert N. Hutcheson
Robert Hutcheson

09/20/83 #07 70 CK

8686

OFFICIAL RECEIPT

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STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named A B N Company, a partnership of Joseph A. Campbell, Gordon Williams, and Robert Hutcheson

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 15TH day of SEPTEMBER, 83

Commission expires 12-14-85

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, a Notary Public within and for the State and County aforesaid, personally appeared and with whom I am personally acquainted and who upon (his oath / their several oaths) acknowledged (himself / themselves) to be the and respectively of the the within named bargainer, and corporation, and that (he) / (they) as such and, being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said as such, and attesting the same by the said as such

Witness my hand and official seal at office at on this the day of 19

My commission expires

Notary Public

WARRANTY DEED

FROM
A B N Company

TO
Michael W. Oatsvall

RETURN TO:
SOUTHERN ESCROW COMPANY
295 Plus Park Boulevard
Suite J
Nashville, Tennessee 37217

EDWARD SEDDON
ATTORNEY - AT - LAW
295 Plus Park Blvd., Suite J
Nashville, Tennessee 37217

H 7 4 6 5 1

IDENTIF. REFERENCE

SEP 20 10 59 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			62000.00- CO	
			161.20 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK	167.70-
8686A09/20/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7 4 6 5 1

IDENTIF. REFERENCE

SEP 20 10 59 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 979936