ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Phil Pardue (NAME)	Same (NAME)	8
Box 181 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	146
Whites Creek, Tennessee 37189 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	14D 36560

WARRANTY DEED

BOOK 6260 PAGE 432

For and in consideration of the sum of ten DOLLARS

and other valuable considerations, the receipt and sufficiency of which is hereby acknowledged, I, Richard A. Oeser, an unmarried man,

have bargained and sold, and by these presents do transfer and convey unto the said Phil Pardue

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

in the 14th Civil District of Davidson County;
a tract or parcel of land described according to a survey by John B. Bates dated January 13th, 1976, as follows:
beginning at an iron pin in the southerly margin of Baxter Road north 63° west three hundred feet from the northwest corner of property conveyed to Paul T. Edwards by deed of record at page 98 of Book 4,218 in the Register's office of Davidson County, Tennessee; thence south 27° west 1,095 feet to an iron pin; thence south 82½° west 180 feet to an iron pin; thence north 27° east 1,215 feet to an iron pin in the southerly margin of Baxter Road; thence with the southerly margin of Baxter Road south 53¾° east one hundred feet to an iron pin; thence continuing with the southerly margin of Baxter Road south 63° east fifty feet to the point of beginning, containing 3.9 acres more or less;
being the same property conveyed to Richard A. Oeser from Gordon Hobgood and wife Sherry Hobgood by deed dated November 21st, 1983, and recorded at page 401 of Book 6,187 in the said Register's office;

unimproved ☒
This is improved ( ) property, known as 3915 (House Number) Baxter Road (Street)
Joelton, Tennessee 37080
(P. O. Address) (City or Town) (Zip Code)

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 heirs 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 convey 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.

Whenever 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 our hands this 30 day of March, 1984.

Richard A. Oeser

STATE OF TENNESSEE

BOOK 6260 PAGE 433

COUNTY OF DAVIDSON

Personally appeared before me, Patricia Ann Alexander, a Notary Public in and for said County and State, the within named Richard A. Oeser

the bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 30th day of March, 19 84.

My commission expires My Commission Expires OCT. 20, 1985 Notary Public Patricia Ann Alexander

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

Witness my hand and seal, at office in _____, this _____ day of _____, 19__.

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ $5,200

This is equal to or greater than the property would bring at a fair and voluntary sale. RD Pardue

Sworn to and subscribed before me this 30th day of March, 1984.

My commission expires _____ Notary Public W. W. Williams Dep. Reg

This instrument was prepared by:

W. R. Baker, attorney at law, 205 North Main Street, Ashland City, Tennessee 37015-0245

Name Address

4521 WARRANTY DEED - CHECK

FROM RICHARD A. OESER

TO PHIL PARDUE

RELEASED

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

MAR 30 12 01 PM '84

IDENTIF. REFERENCE

I 2304

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

5200.00- CAMT.
13.52 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 20.02-
462|A03/30/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I I 2 3 0 4

IDENTIFICATION REFERENCE

MAR 30 12 02 PM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 24494