FORM NO. WB-1

BOOK 6305 PAGE 204

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

$14,900.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF May, 1984.

Notary Public

MY COMMISSION EXPIRES: 4/21/85

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Harold Reeves, Attorney 640 Spence Lane Nashville, Tn. 37217

NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles Wayne Oakes (NAME)	Same (NAME)	Map 98-5
1808 West End Avenue (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 147
Nashville, TN 37203 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, George Margrave and wife, Sharmin J. Margrave

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Charles Wayne Oakes

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:

BEING Lot No. 47 on the Plan of Hunter's Point Subdivision of record in Plat Book 5200, page 736, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING part of the same property conveyed to George Margrave by deed from Robert J. Baltz, Jr., Trustee of record in Book 6207, page 611 (21.2 acres±) and by deed from Glendon C. Woodard and wife, Joyce D. Woodard of record in Book 6207, page 614 (3.5 acres±) Register's Office for Davidson County, Tennessee.

THIS conveyance subject to Restrictive Covenants of record in Book 3814, page 592, page 3897, page 926 and as amended in Book 6207, page 609, and such easements and setback lines of record in Plat Book 5200, page 736, and Charter of the Hunter's Point Homeowners Association, Inc. of record in Book6256, page 294, said Register's Office.

Tax affidavit for 1984 taxes has been executed and taxes will be pro-rated when notice furnished by Tax Assessor.

125995

IDENTIFICATION REFERENCE

JUN 1 10 06 AM '84

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

unimproved (XX)
This is improved ( ) property, known as Lot 47, Hunter's Point Lane Hermitage, TN 37076
(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 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. 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 our hands this 31st day of May, 1984

George Margrave

Sharmin J. Margrave

STATE OF TENNESSEE
Davidson County

Personally appeared before me, The undersigned [illegible], a Notary Public in and for said County and State, the within named George Margrave and Sharmin J. Margrave

the bargainor__s__, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 31st day of May 19 84

Commission expires 4/21/85

Notary Public

STATE OF TENNESSEE
Davidson County

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 bargainor, a corporation, and that (he / they) as such _____ and_____, being authorized so to do, executed 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
George Margrave and wife,
Sharmin J. Margrave

TO
Charles Wayne Oakes

File Box 24

title escrow, inc.
suite 218
640 spence lane
nashville, tennessee 37217

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

38.75
.50
6.00
CHECK 45.25
06/01/04 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 25905

IDENTIF. REFERENCE

JUN 1 10 06 AM '04

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0040653