This instrument was prepared by:

WILLIAM W. WEEMS, ATTORNEY 699 West Main, Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
KEVIN W. OARD, ET AL (NAME)	LOVELL & MALONE, INC. (NAME)	Map 73.01
2102 FREMONT DRIVE (STREET ADDRESS OR ROUTE NUMBER)	P. O. BOX 2663 (STREET ADDRESS)	Par. 119
NASHVILLE, TN. 37216 (CITY) (STATE) (ZIP CODE)	NASHVILLE, TENNESSEE 37219 (CITY) (STATE) (ZIP CODE)	FB# 15DZ 38005

WARRANTY DEED

BOOK 6413 PAGE 148

For and in consideration of the sum of TEN AND NO/100----------$10.00)-- DOLLARS

cash in hand paid, receipt of which is hereby acknowledged, and other good and valuable considerations, part of which consideration is the assumption of the unpaid balance of a certain mortgage to Lovell & Malone, Inc. of record in DT Book 5131, page 844, Register's Office, Davidson County, Tennessee, which the Grantees hereby jointly and severally assume and agree to pay; the Grantees also jointly and severally hereby assume the obligations of Jerry V. Tune under the terms of the instruments creating the loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

JERRY V. TUNE

have bargained and sold, and by these presents do transfer and convey unto the said KENNETH L. OARD AND KEVIN W. OARD,

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

Land in Davidson County, Tennessee, being Lot No. 11 on the Map of Highland View Subdivision as of record in Book 1424, page 39, Register's Office for said County.

Said Lot No. 11 fronts 75 feet on the south side of Fremont Avenue and runs back between lines, 155 feet on the east line and 146.5 feet on the west line to a dead line in the rear on which it measures 77 feet.

Being the same property conveyed to Jerry V. Tune by deed from Kattie May S. Faircloth, of record in Book 5131, page 842, Register's Office for Davidson County, Tennessee.

Brenda Tune, wife of Grantor, joins in to convey any marital rights she might have in said property.

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value whichever is greater, for this transfer is $43,970.64

Affiant

Subscribed and sworn to before me, this the 26th day of October, 1984.

Notary Public

My commission expires: 11/23/84

(Affix Seal)

unimproved ( )
This is improved (XX) property, known as 2102 Fremont Drive, Nashville, Tennessee 37216
(House Number) (Street)

(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 26th day of October, 1984.

Jerry V. Tune

Brenda Tune

STATE OF TENNESSEE
COUNTY OF SUMNER

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JERRY V. TUNE AND WIFE, BRENDA TUNE,

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 Hendersonville, Tennessee, this 26th day of October, 1984.

My commission expires 11/23/84 Notary Public

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, and who, upon oath, acknowledged to be of the , the within named bargainor, a corporation, and that as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said as such

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

Notary Public

Commission expires

I 59635

IDENTIFICATION REFERENCE

Oct 29 8 44 AM '84

REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

FROM Jerry V. Tune et ux Brenda Tune

TO Kenneth Oard and Kevin Oard

Return
CHEROKEE LAND TITLES, INC.
699 WEST MAIN STREET
P. O. BOX 676
HENDERSONVILLE, TENNESSEE 37075

Prepared By
WILLIAM W. WEEMS, ATTORNEY
699 West Main, Hendersonville, Tennessee 37075

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

43970.64- CAMT.
114.40 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 120.90-
2474A10/29/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 59635

IDENTIF. T REFERENCE

Oct 29 8 44 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0080663