BOOK 6569 PAGE 697

WARRANTY DEED

THIS INDENTURE, made and entered into this 1st day of May 19 85, by and between

Willie Joy Perkins and wife, Peggy N. Perkins, Parties of the first part, and

David L. Oglesby and wife, Patricia A. Oglesby, Parties of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said parties of the first part have bargained and sold and do hereby bargain, sell, convey and confirm unto the said parties of the second part the following described real estate, situated and being in Nashville the County of Davidson State of Tennessee, to wit:

LOT 274, the Plan of Fairlane Park, Section III, as shown of record in Book 2331, Pages 145 and 146 in the Register's Office of Davidson County, Tennessee, for a more particular description of said property, being the same property conveyed to the Grantors herein by Warranty Deed of record in Book 2647, Page 13, in said Register's Office.

As a part of the consideration for this conveyance the Grantees herein expressly assume and agree to pay the balance owing on that certain promissory note dated May 13, 1957 in the original principal amount of $9,650.00 secured by and fully described in the Deed of Trust of even date therewith recorded in Book 2620, Page 427, as assigned in Book 2664, Page 41 in the records of the Register's Office of Davidson County, Tennessee, and hereby expressly assume the obligation of Willie Joy Perkins and wife, Peggy N. Perkins under the terms of the instruments creating said loan to indemnify the Veterans Administration to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned, this agreement of assumption being evidenced by their acceptance of this deed.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said parties of the second part, their heirs and assigns in fee simple forever.

And the said parties of the first part do hereby covenant with the said parties of the second part that they are lawfully seized in fee of the aforedescribed real estate; that they have a good right to sell and convey the same; that the same is unencumbered, except for 1985 Metro taxes, not yet due and payable, which the party of the first part agrees to pay; restrictive covenants contained in instrument of record in Book 2598, Page 491, as amended in Book 2702, Page 49, in said Register's Office; and the lien of that certain deed of trust to Troy & Nichols, Inc., recorded in Book 2620, Page 427 in said Register's Office, the outstanding principal balance which the parties of the first part agree to pay according to the terms and conditions contained* therein including the note secured thereby;

And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons.

WITNESS the signature s of the said parties of the first part the day and year first above written.

Willie Joy Perkins

Willie Joy Perkins

Peggy N. Perkins

Peggy N. Perkins

STATE OF TENNESSEE, COUNTY OF SHELBY

On this 1st day of May 1985 before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Willie Joy Perkins and wife, Peggy N. Perkins, to me known to be the person s described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and Notarial Seal at office the day and year above written. My commission expires: November 11, 1988

Notary Public

CHECK

State Tax .$.....

Clerks Fee $ .50

Total ....$.....

Paid.....

Deputy County Court Clerk

Revenue Stamps $.....

$50

05/1-85-2

FOR REGISTAR'S USE ONLY

Map - Parcel

148-13-102

Address New Owner:
David L. Oglesby
320 Fairlane Drive
Nashville, TN

The following information is not a part of this Deed.

Property Address 320 Fairlane Drive
Nashville, Tennessee

Mail Tax Bill to Troy & Nichols, Inc.
P. O. Box 4025
Monroe, Louisiana 71211-4025

This Instrument prepared by: and return to:
BRUCE F. GRAY, JR., Attorney at Law
1045 South Yates Road
Memphis, Tennessee 38119

Title = 3 of 3
Other Title

SECURITY TITLE CO., INC.

S. 253155

MEMPHIS, TENNESSEE

AGENTS FOR

Mississippi Valley Title Insurance Company

WARRANTY DEED

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 49,950.00 , which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

✓ Willie Joy Perkins
Affiant

Subscribed and sworn to before me this the 1st day of May, 19 85.

✓ [signature]
Notary Public

MY COMMISSION EXPIRES: ✓ Nov. 16, 1988

J 0 8 9 8 4

T
IDENTIF. REFERENCE

MAY 31 10 33 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

PRINTED BY HULSEY & HULSEY PRINTING — MEMPHIS

BOOK 6569 PAGE 698

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6569 PAGE 699

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

49950.00- CAMT.
189.74 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 136.24-
3160405/31/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J.O. 089847

IDENTIF. REFERENCE

MAY 31 10 33 AM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 139701