ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
C. Wayne Oakes, et ux (NAME)	First Federal Savings & Loan (NAME)	Map 61-16
7919 Hooten Hous Road (STREET ADDRESS OR ROUTE NUMBER)	Union at Fourth (STREET ADDRESS)	Parcel 297
Nashville, Tenn. 37221 (CITY) (STATE) (ZIP CODE)	Nashville, Tenn. 37219 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

BOOK 6707 PAGE 393

For and in consideration of the sum of Ten Dollars ($10.00) DOLLARS

and other good and valuable considerations, paid by C. Wayne Oakes and wife, Norma Oakes, the receipt of which is hereby acknowledged.

We, Roger D. Oakes and wife Rebecca Ann Oakes have bargained and sold, and by these presents do transfer and convey unto the said C. Wayne Oakes and wife, Norma Oakes

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

BEING the easterly 60 feet of the westerly 70 feet of Lots Nos. 42 and 43, Block "D", on the map of Resubdivision of Sunnymeade, as of record in Book 974, Pages 56 and 57, Register's Office for said County.

SAID parts of said Lots front 60 feet on the southerly side of Ardee Avenue and run back between parallel lines 140 feet to a dead line.

BEING the same property conveyed to Roger D. Oakes and wife, Rebecca Ann Oakes, by Deed of record in Book 5507, Page 807, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to recorded easements applicable to said property.

52263

IDENTIFICATION REFERENCE

Nov 12 11 11 AM '85

FELIX Z. WILSON JT REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 1328 Ardee Avenue (House Number) (Street)
Nashville, Tennessee 37216
(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 31st day of October, 19 85.

Roger D. Oakes — ROGER D. OAKES

Rebecca Ann Oakes — REBECCA ANN OAKES

BOOK 6707 PAGE 394

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, G. Diane Lowe, a Notary Public in and for said County and State, the within named Roger D. Oakes and wife Rebecca Ann Oakes

the bargainer 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 October, 1985.

My commission expires 4/17/88 Notary Public G. Diane Lowe

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 _____ and _____ respectively of the _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, 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 _____ and attesting the same by the said _____ as such _____.

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 $42,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 12 day of November, 1985.

~~My commission~~ expires _____ ~~Notary Public~~ L Chandler, Dep Reg

This instrument was prepared by:

Robert H. Lewis, Attorney at Law, 421 Charlotte Avenue, Nashville, TN 37219

Name Address

WARRANTY DEED

FROM Roger D. Oakes and wife

TO Rebecca Ann Oakes

C. Wayne Oakes and wife
Norma Oakes

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

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6707 PAGE 395

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			420[illegible].00- CNTY.	
			109.20 CSTAX.	
			.50 PREE	
			6.00 WDE'D	
			CHECK 115.70-	
			5869A 11/12/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

52263

IDENTIFT REFERENCE

Nov 12 11 11 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 191098