THIS INSTRUMENT PREPARED BY:
STEWART & BLACK
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

BOOK 6705 PAGE 594

RE-RECORD
BOOK 6741 PAGE 924

# WARRANTY DEED

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP PARCEL NUMBERS |
|---|---|---|
| JAMES O. OATSVALL (NAME) | JAMES O. OATSVALL (NAME) | MAP 53-12 |
| 2601 OLD HICKORY Blvd. (STREET ADDRESS OR ROUTE NUMBER) | c/o UNIQUE AUTO SALES 2615 OLD HICKORY BLVD. (STREET ADDRESS) | PARCEL 73<br>PARCEL 79 |
| Old Hickory, TN 37138 (CITY) (P. O. ZONE) (STATE) | OLD HICKORY, TN 37138 (CITY) (ZONE) (STATE) | LW-560<br>LW-2080 |

*FOR AND IN CONSIDERATION of the sum of* .....TEN AND NO/100.....
----------($10.00)----------
..... *Dollars,*

cash in hand paid, and other good and valuable considerations, receipt of which are hereby acknowledged, including the Grantee assuming a certain unpaid indebtedness of record in Book 5401, page 936, Register's Office for Davidson County, Tennessee, which Grantee promises to pay and hold Grantor harmless from same,

KENNETH O. SKINNER ET UX, FAYE C. SKINNER AND KENNETH J. SKINNER ET UX, LOUISE H. SKINNER, hereinafter referred to as Grantors,
.....

*have this day bargained and sold, and do hereby transfer and convey unto the said* James O. Oatsvall et ux, Jean Oatsvall, hereinafter referred to as Grantees,
.....
their,
..... *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lots Nos. 9, 10, 11, 12 and 13 of Block 4 on the Plan of Dobbs and Elliot's Subdivision No. 1, Old Hickory, Tennessee, as of record in Book 547, page 97, Register's Office for said County.

Said Lot No. 9 fronts 50 feet on the southeasterly side of 26th Street and runs back between parallel lines, with the northeasterly margin of an alley, 144 feet to an alley in the rear.

Said Lots Nos. 10, 11, 12 and 13 front 25 feet each on the northeasterly side of Old Hickory Boulevard, formerly Concrete Drive, and run back between parallel lines 120 feet to an alley, said Lot No. 10 running back with the southeasterly margin of 26th Street.
Being the same property conveyed to Kenneth O. Skinner and Kenneth J. Skinner as tenants in common by deed from John W. Martin et ux, Mildred H. Martin of record in Book 5401, page 932, said Register's Office.
(CONTINUED)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 8,000.00

Subscribed and sworn to before me, this the 7th day of November 19 85

Affiant

My commission expires: 7-17-88 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 2601 Old Hickory Blvd., Old Hickory, Tn. 37138
(House Number) (Street) P.O. Address: (City or Town)

*TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said*
GRANTEES, THEIR
..... *(successors),*
*heirs and assigns forever* We *covenant that* We are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselvrs, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, THEIR
..... *(successors), heirs and assigns, against the lawful claims of all persons.*

*Witness* our *hand* s *this* 7th *day of* November *19* 85 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Kenneth O. Skinner
KENNETH O. SKINNER

Kenneth J. Skinner
KENNETH J. SKINNER

Faye C. Skinner
FAYE C. SKINNER

Louise H. Skinner
LOUISE H. SKINNER

JEAN OATSVALL

12/08 3.50- 11/08 183.30- CHECK 3635

RE-RECORD
BOOK 6741 PAGE 925

BOOK 6705 PAGE 595

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KENNETH O. SKINNER ET UX, FAYE C. SKINNER AND KENNETH J. SKINNER ET UX, LOUISE H. SKINNER AND JAMES O. OATSVALL ET UX, JEAN OATSVALL the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at MADISON, Tennessee, this 7th day of NOVEMBER, 19 85.

Ann L. Blair
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission expires 7-17-88

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, , a Notary Public of the State and County aforesaid, personally appeared , with whom I am personally acquainted, and who, upon oath, acknowledged self to be of the the within named bargainor, a corporation, and that he as such , being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by self as .

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

Notary Public

Commission expires

(CONTINUATION)

INCLUDED in the above description but EXCLUDED therefrom is a portion of the above described premises having been conveyed to the State of Tennessee by deed of record in Book 5017, page 974, said Register's Office, and described as follows:

Being a part of Lots 9-13, Block 4 on the Plan of Dobbs and Elliotts Subdivision No. 1 of record in Book 547, page 97, described as follows;

Beginning at the point of intersection of the northeast margin of Old Hickory Boulevard (State Route 45) and the southeast margin of 26TH Street; thence along the said southeast margin of 26TH Street, north 44° 15' east 19 feet, more or less, to a point; thence along a curve having a radius of 26.5 feet southeastwardly 29 feet, more or less, to a point; thence south 45 ° 45' east 77 feet, more or less, to a point; thence south 44° 15' west 6 feet, more or less, to a point in the said northeast margin; thence along the said northeast margin north 45° 45' 100 feet, more or less, to the point of beginning and containing 672 square feet.

RE-RECORD
6291 8

WARRANTY DEED 5168 0

FROM

TO

IDENTIFICATION REFERENCE

Nov 8 10 03 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Nov 8 02 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115