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File Box 24

FORM NO. WB-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 67,900

Virginia B Wills
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF June 1986

Notary Public

MY COMMISSION EXPIRES: 4-19-87

(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
Virginia B. Wills (NAME)	Same (NAME)	Map 51-10-A
1540 Lewis Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 117
Madison, TN 37115 (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, Oakland Commons a Tennessee partnership composed of C. W. Tidwell, James B. Hardy Joe Barr, Jr. and Boyd H. Parsons

HEREINAFTER CALLED THE GRANTORS HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Virginia B. Wills

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~DAVIDSON~~ Sumner COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING Unit and Lot No. 1540 on the Plat of the Oakland Trace P.U.D. of record in Plat Book 6250, page 906, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to Oakland Commons, a Tennessee partnership composed of C. W. Tidwell, James B. Hardy, Joe Barr, Jr. and Boyd H. Parsons, Jr. by Quitclaim Deed of record in Book 6638, page 890, Register's Office for Davidson County, Tennessee.

This conveyance subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 6840, page 637; the By-Laws, undertakings, provisions, requirements, restrictions, easements, rights and interest, burdens and assessments of the Oakland Trace Homeowners Association of record in Book 6840, page 647, and the Articles of Incorporation of record in Book 6563, page 611, Register's Office for Davidson County, Tennessee. Storm water detention agreement of record in Book 6537, page 774, Register's Office for Davidson County, Tennessee.

0.55 I.C.

IDENTIFICATION REFERENCE

MAY 30 10 22 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

This is ~~unimproved~~ ( ) improved (XX) property, known as 1540 Lewis Road Madison, TN 37115
(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 hand s this 28th day of May, 19 86

Oakland Commons, a Tennessee partnership

By: C. W. Tidwell

By: Boyd H. Parsons Jr.

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STATE OF TENNESSEE
Davidson County

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor____, with whom I am personally acquainted, and who acknowledged that_____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at_____, Tennessee, this_____day of_____, 19____

Commission expires_____ _____
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
(his oath) (himself)
upon (their several oaths) acknowledged (themselves) to be the _____

and_____respectively of the_____

the within named bargainor, a corporation, and that (he) as such _____
(they)
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
Oakland Commons

TO
Virginia B. Wills

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

State of Tennessee
County of Davidson

Before me, the undersigned, of the State and County aforesaid, personally appeared C. W. Tidwell and Boyd H. Parsons, Jr. with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be partner(s) of Oakland Commons, the within named bargainor, a partnership, and that they as such partner(s), being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by C. W. Tidwell and Boyd H. Parsons, Jr. as partner(s). Witness my hand and seal this the 28th day of May 1986.

My Commission expires: 4-19-87 _____
Notary Public

NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

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

6795.00- CAMT.
176.54 CSTAX
.50 PRFEE
6.00 WDEED.
CHECK 133.04-
2645A05/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0551-6

IDENTIFICATION REFERENCE

MAY 30 10 22 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253347