BOOK 6898 PAGE 673 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 $

$68,500.00 Freda M. Miller
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF June, 1986.

Notary Public

MY COMMISSION EXPIRES: 5/13/890

(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
Freda M. Miller (NAME)	Same (NAME)	Map 51-10-A
1508 Lewis Rnad. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 108
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 Freda M. Miller

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

BEING Unit and Lot No. 1508 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.

14567

IDENTIFICATION REFERENCE

Jun 26 10 28 AM '86

FELIX E. JOHNSON REGISTER
DAVIDSON COUNTY, TN

This is unimproved ( ) improved (XX) property, known as 1508 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 25th day of June, 19 86

Oakland Commons, a Tennessee partnership

By: C. W. Tidwell By: Boyd H. Parsons

STATE OF TENNESSEE
Davidson County

BOOK 6898 PAGE 674

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 upon (his oath / their several oaths) acknowledged (himself / themselves) to be the _____ and_____respectively of the_____ the within named bargainor, a corporation, and that (he / they) as such _____ 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, a Tennessee partnership

TO

Freda M. Miller

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 25th day of June 1986.

My Commission expires: 5/13/89

_____
Notary Public

NOTARY PUBLIC AT LARGE

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

RECEIVED OF _____

FOR _____

BOOK 6898 PAGE 675

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
			68500.00-	CANT.
			178.10	CSTAX
			.50	PRFEE
			6.00	WDEED
				CHECK 134.60-
0278A06/26/86				CAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14567

IDENTIFICATION REFERENCE

JUN 26 10 28 AM '86

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 263754