STEWART , BLACK & UNDERHILL
ATTORNEYS AT LAW
223 MADISON STREET
SUITE 108
MADISON, TENNESSEE 37115

mail

BOOK 6948 PAGE 329

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP AND PARCELS NOS.
NOROMA E. CARR	SAME	MAP 51-10A
1516 LEWIS ROAD	SAME	PARCEL 104
MADISON, TN 37115	SAME	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable considerations, receipt and sufficiency of which are hereby acknowledged, Oakland Commons, a Tennessee Partnership, composed of C. W. Tidwell, James B. Hardy, Joe Barr, Jr., and Boyd A. Parsons hereinafter referred to as " GRANTOR(S) ", have this day bargained and sold, and by these presents do hereby transfer and convey unto the said Noroma E. Carr, a single person hereinafter referred to as " GRANTEE(S) ", her heirs and representatives, certain real estate in Davidson County, Tennessee being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor(s) in and to any easement and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property known as 1516 LEwis Road, Madison, Tn.

TO HAVE AND HOLD the Property, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee(s) heirs and representatives forever, and we covenant with the said Grantee(s), her heirs and representatives, that we are lawfully seized and possessed of the "Property in fee simple, and have a good right to convey it, and that the same is unencumbered except as set forth on Exhibit "B" attached hereto and incorporated herewith.

Grantor(s) further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the "Property" to Grantee(s), her heirs and representatives the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor(s) have caused this Warranty Deed to be executed as of the 5th day of August, 1986.

Boyd A Parsons Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The Actual Consideration or Value, whichever is greater for this transfer is $ 67,675.00.

Joanna L. Cain
AFFIANT

Subscribed and sworn to befor me this the 5th, day of August, 1986.

Diane L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

STATE OF TENNESSEE)
COUNTY OF _____)

Personally appeared before me, the undersigned, 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 named instrument for the purposes therein contained.

WITNESS my hand and official seal at _____, Tennessee this _____ day of _____, 1986.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:

STATE OF _____)
COUNTY OF _____)

Befor 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 purposes therein contained, be signing the name of the corporation by _____self as _____ _____.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES:_____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared BOYD H. PARSONS, JR., and C. W. TIDWELL, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be partners of Oakland Commons, the within named bargainors, a partnership, and that they as such partners, being authorized so to do, executed the foregoing instrument for the purposes therein contain, by signing the name of the partnership by BOYD H. PARSONS, JR., and C. W. TIDWELL as partners.

Diana L. Montgomery
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-89

" EXHIBIT A "

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Being Unit and Lot No. 1516 on the Plat of Oakland Trace P.U.D. of record in Book 6250, page 906, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being a part of 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 deed of record in Book 6638, page 890, said Register's Office.

97[illegible]

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IDENTIFT REFERENCE

Aug 13 11 44 AM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

" EXHIBIT B " BOOK 6948 PAGE 333

This conveyance is subject to the following:

1. The plan of record in Book 6250, page 906, said Register's Office.

2. Storm Water Detention Agreement of record in Book 6537, page 774, said Register's Office.

3. Charter of Oakland Trace Homeowner's Association of record in Book 6563, page 611, said Register's Office.

4. Declaration of Oakland Trace of record in Book 6840, page 647, said Register's Office.

5. By-Laws for Oakland Trace of record in Book 6840, page 647, said Register's Office.

6. The 1986 taxes constitute a lien but the same are not yet due and payable and have been prorated between the Grantors and Grantee.

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

67075.00- CONT.
189.50 RSTAX
.50 PRFEE
15.00 MISC
CHECK 205.00-.
9701AC6/13/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31332

IDENTIFICATION REFERENCE

Aug 13 11 44 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 282795