File Box 6 cav

BOOK 7112 PAGE 537

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A. Davis, Jr.	SAME	Map 117-3
(NAME) 2813 White Oak Dr.	(NAME)	Parcel 121
(STREET ADDRESS OR ROUTE NUMBER) Nashville Tn. 37215	(STREET ADDRESS)	
(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~~ I, John Clifton Ogden, an unmarried person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James A. Davis, Jr.

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 Lot No. 5 on the Plan of Sharondale Heights,as of record in Book 1835, page 109, and amended in Book 2105, page 252, Register's Office for said County.

Said Lot fronts 109.2 feet on the west side of White Oak Drive and runs back 223.5 feet on the northerly line and 224 feet on the southerly line to the easterly line of a 20 foot strip dedicated for street purposes, measuring 100 feet thereon.

Being the same property conveyed to John Clifton Ogden and wife, Mary M. Ogden, by deed from Elizabeth Sue Brandon, a widow, of record in Book 3224, page 361, Register's Office for said County, the said Mary M. Ogden having since died.

The above property is conveyed subject to the following:

1. 1987 Metropolitan Government taxes.

2. Restrictive covenants of record in Book 2031, page 143, and amended in Book 2032, page 379, said Register's Office.

3. The Plan of record in Book 1835, page 109, and amended in Book 2105, page 252, said Register's Office.

85504

IDENTIFICATION REFERENCE

JAN 20 4 02 PM 87

FELIX J. WILSON REGISTER DAVIDSON COUNTY, TN

This is improved ~~XX~~ unimproved ( ) property, known as 2813 White Oak Drive, Nashville, Tennessee 37215.
(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 successors, assigns 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 my hand this 20th day of January, 1987.

John Clifton Ogden

John Clifton Ogden

Form 3

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named John Clifton Odgen the bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 20 day of January 19 87.

Commission Expires: 1-12-89

Notary Public

STATE OF _____)
COUNTY OF _____)

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 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 official seal at office at _____ on this ____ day of _____, 19__.

My Commission Expires: _____

Notary Public

WARRANTY DEED

FROM
John Clifton Ogden, an unmarried person
TO
James A. Davis, Jr.

RETURN TO:
Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 109,750.00

James A. Davis Jr.

Subscribed and sworn to before me this 20 day of January, 19 87.

My Commission Expires: 5/13/89

Carol R. Rivers

Notary Public

mail INSTRUMENT PREPARED BY

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

109750.00- CAMT.
387.16 CSTAX
.50 PRFEE
8.00 MDEED
CHECK 315.66-
1160A 1/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

85504

IDENTIFICATION REFERENCE

JAN 20 4 02 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36735