THIS INSTRUMENT PREPARED BY
David B. Herbert
Ortale, Kelley, Herbert & Crawford
Third Floor, Noel Place
200 Fourth Avenue North
Nashville, TN 37219-2196

Mortgagee:None

Bot 36

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
91-16-264	Oman Construction Co., Inc. P.O. Box 146 Nashville TN 37202	New Owner
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED) 4108 Dakota Avenue	LOAN OR ACCOUNT NO. PROPERTY IS ☒ IMPROVED ☐ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

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RUBYE TROXEL MAYNOR and husband, CLYDE T. MAYNOR

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto OMAN CONSTRUCTION COMPANY, INC.

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a lot or parcel of land in the 11th, formerly 24th Ward of the City of Nashville, Davidson County, Tennessee, described as follows:

BEGINNING at the northeast corner of Dakota, formerly Fourth Avenue and 42nd Avenue, North, formerly First Street; thence with the northerly margin of said Dakota Avenue, 200 feet; thence northwardly and parallel with the easterly margin of 42nd Avenue, North, 150 feet to the southerly margin of an alley; thence with the southerly margin of said alley, westwardly 200 feet to the easterly margin of 42nd Avenue North; thence with the easterly margin of said Avenue, southwardly 150 feet to the beginning.

Being the same property vested in Rubye Troxel Maynor by decree of record in Minute Book 208, page 300, in the cause of M. V. Troxel, Sr., et al v. Mrs. Frances Troxel Gray, et al, Rule A-2879, Chancery Court for Davidson County, Tennessee, a certified copy of said decree being of record in Book 4856, page 501, Register's Office for said County.

This conveyance is made subject to any and all zoning regulations, building restrictions, if any, and easements and rights of way for public utilities applicable to this property.

The spouse of Grantor joins in this instrument to convey any interest he may have in the property by virtue of marriage.

To have and to hold the said tract, or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered., Except 1987 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 8th day of April, 19 87

Rubye Troxel Maynor

Clyde T. Maynor

Rubye Troxel Maynor

Clyde T. Maynor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named

Rubye Troxel Maynor and husband, Clyde T. Maynor

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 8th day of April, 1987.

My commission expires: 3-11-90

Notary Public

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), 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 _____, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$ 85,000.00 X Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April 1987

MY COMMISSION EXPIRES: 3-11-90 (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

RUBYE TROXEL MAYNOR AND HUSBAND, CLYDE T. MAYNOR

TO

OMAN CONSTRUCTION COMPANY, INC.

12970

IDENTIFICATION REFERENCE

APR 8 3 33 PM '87

PEGGY S. WILSON, REGISTER
DAVIDSON COUNTY, TN

Boyd 3/

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____

Notary Public

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12970

IDENTIFI REFERENCE

APR 8 3 33 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 67190