5106

BOOK 7627 PAGE 996

Box 14

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Ruby B Uthman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August, 88

Notary Public

MY COMMISSION EXPIRES: My Commission Expires MAY 3 1991

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Denney, Lackey & Chernau, P. O. Box 3429, Nashville, Tennessee 37219-0429
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Frank M. Oakley, Jr. (NAME)	Same (NAME)	62-9-36/15DZ-29255
3730 Cedarwood Drive (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	62-9-23
Nashville, Tennessee 37216 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	62-9-24

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, James C. Arnold and wife, Betty A. Arnold and Ruby G. Bateman Uthman

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Frank M. Oakley, Jr. and wife, Jean B. Oakley

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:

TRACT I: Land in Davidson County, Tennessee, being the south 25 feet of Lot No. 3 and all of Lot No. 4 on the Plan of Riverwood Subdivision, of record in Book 547, page 62, Register's Office for said County.

The south 25 feet of Lot No. 3 and all of Lot No. 4 front together 125 feet on the easterly side of a 30 foot avenue and extends back between lines, 305 feet, more or less, on the northerly line of part of Lot No. 3 and 301 feet on the southerly line of Lot No. 4 to the Cumberland River and measures 125 feet thereon.

Being part of the same property conveyed to Clarke W. Bateman by deed from Mary B. Ambrose, widow, Matilda Koellein, widow, J. A. Koellein and wife, Julia Koellein, Alexander L. Wiemer and wife, Louise Wiemer as of record in Book 1021, page 648, said Register's Office. The said Clake W. Bateman having since died the property was divested in Ruby G. Bateman by Will of record in Will Book 99, page 375, County Court Clerk's Office for Davidson County, Tennessee. The said R. Fritz Bateman and First American National Bank in Nashville, Trustee for James H. Bateman quitclaimed all their interest in the property to Ruby G. Bateman of record in Book 4763, page 834, Register's Office for said County. Ruby G. Bateman having since married is now Ruby G. Bateman Uthman.

TRACT II: A tract of land in Davidson County, Tennessee, being the easternmost portion of the south 20 feet of Lot No. 19 and the easternmost portion of Lot 20 on the Plan of Riverwood Subdivision of record in Book 547, page 62, Register's Office for Davidson County, Tennessee. 984

The property is triangular in shape and fronts 120 feet on the westerly side of

(over)

Unimproved (X) This is improved ( ) property, known as 3734 Cedarwood Drive (House Number) (Street) Nashville, Tennessee 37216 (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 seised 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 ~~their~~ hand s this 16th day of August, 1988

James C. Arnold

James C. Arnold

Betty A. Arnold

Ruby G. Bateman Uthman

Ruby G. Bateman Uthman

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James C. Arnold and wife, Betty A. Arnold ~~and Ruby G. Bateman Uthman~~

the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 16th day of August, 1988.

Notary Public

Commission Expires

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Amy C. Edens, a Notary Public, Ruby G. Bateman Uthman, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of August, 1988.

Notary Public

My Commission expires: My Commission Expires MAY 8, 1991

WARRANTY DEED

FROM James C. Arnold and wife, Betty A. Arnold and Ruby G. Bateman Uthman

TO Frank M. Oakley, Jr. and wife, Jean B. Oakley

Aug 16 2 25 PM '88

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

a 30 foot avenue, and extends back 60 feet, more or less on the northerly line to a point on the easterly margin of Cedarwood Drive as now located and fronts 138 feet, more or less, along the easterly margin of Cedarwood Drive to a point in the westerly side of the said 30 foot avenue.

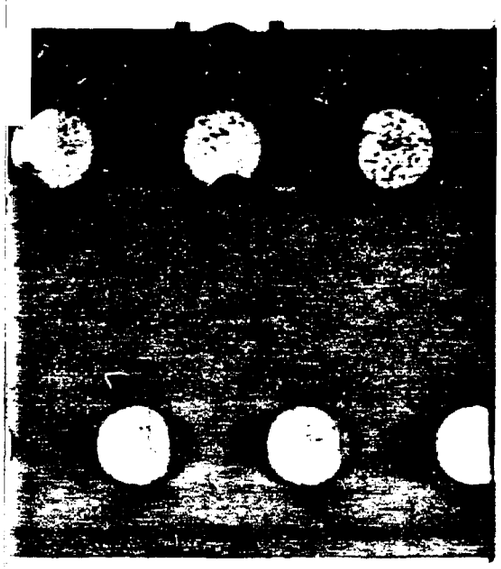
Being part of the same property conveyed to James C. Arnold and wife, Betty A. Arnold by deed from Ruby G. Bateman Uthman as of record in Book 7588, page 71, said Register's Office.

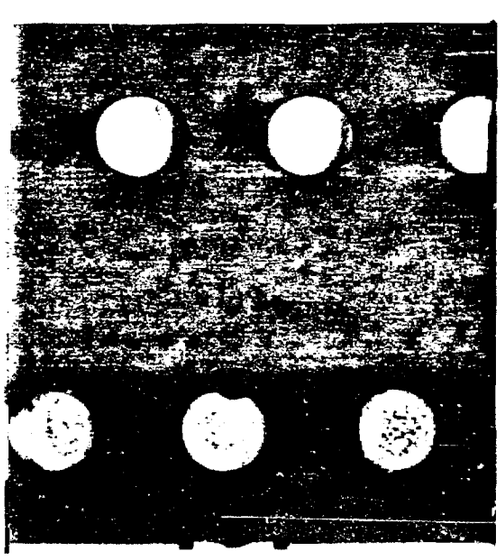
This conveyance is made subject to the following:
The Plan of record in Book 547, page 62, said Register's Office, shows an Owner's Certificate, and no certain easements and setback lines.

Title to that portion of the premises lying between the high and low water mark of the Cumberland River.

The premises herein conveyed is not the usual place of residence of Ruby G. Bateman Uthman.

7627 08/16 0141 03CHCK 204-50





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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 60000.00
CON TX 198.00
PRFEE 0.50
WDEED 6.00
TOTAL 204.50
CHECK 204.50

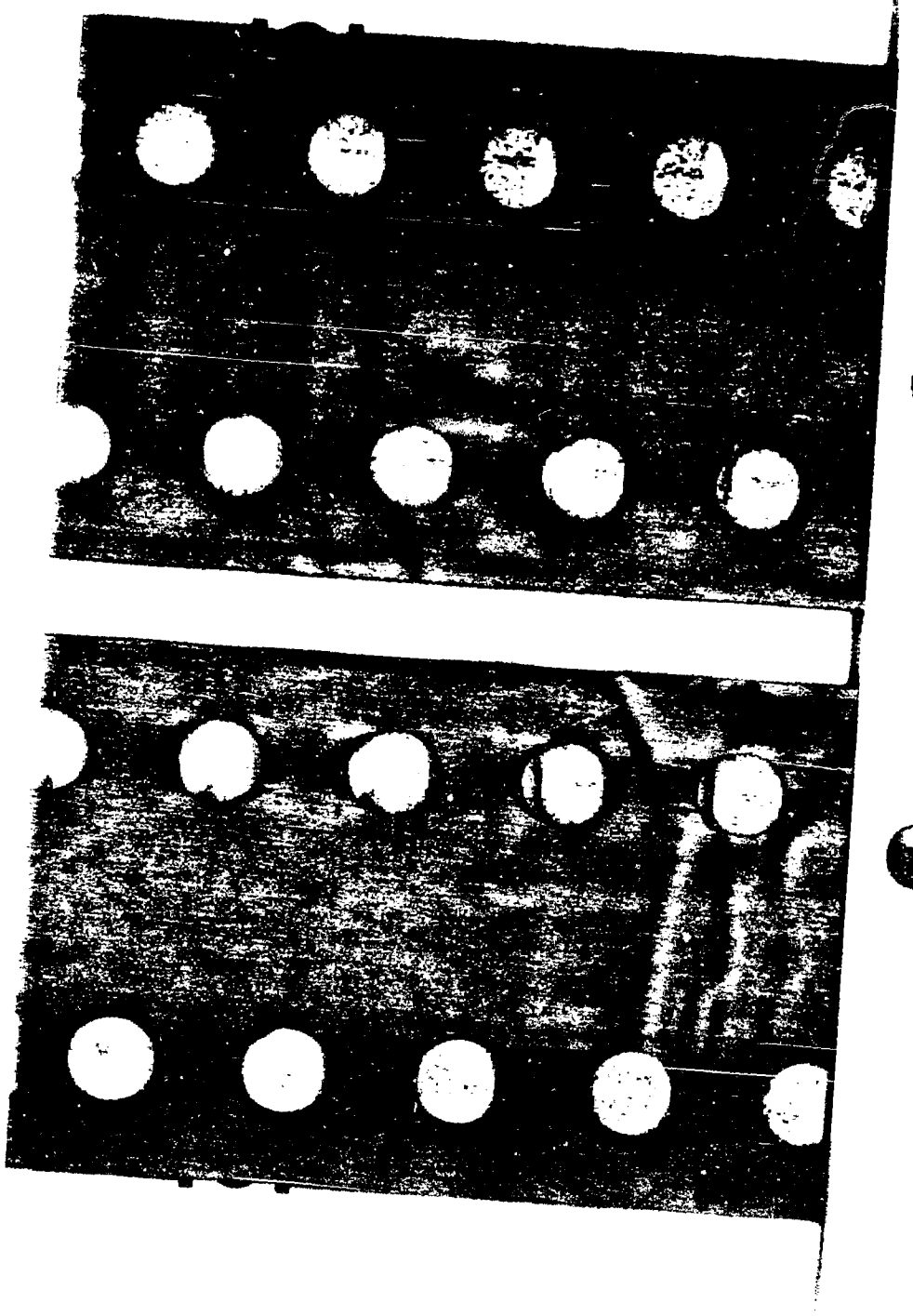
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/16/88 01 14:26 0001 7600

591 88

AUG 16 2 25 PM '88

No. 124149



void

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