THIS INSTRUMENT PREPARED BY:

WATTS & UNDERWOOD, ATTORNEYS
Suite 150
2000 Richard Jones Road
Nashville, Tennessee 37215

Mail

BOOK 7718 PAGE 582

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
CRAIG VANDER VEEN	SAME	MAP 105-01
(NAME)	(NAME)	
1020 15th Avenue, South		PARCEL 170
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37212		10W 04390
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of THIRTY EIGHT THOUSAND AND 00/100---------- *Dollars,*

TERRY L. OAKS, unmarried

have this day bargained and sold, and do hereby transfer and convey unto the said CRAIG VANDER VEEN, unmarried

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows:

BEING Lot No. 82 in B. F. Shields' Heirs Addition to West Nashville, a plan of which is of record in Book 57, page 31, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same property conveyed to Margaret W. Matthews and Terry L. Oaks, Joint Tenants with Rights of Survivorship by deed from W. C. Sheffield of record in Book 5580, page 755, Register's Office for Davidson County, Tennessee and subsequently by Quitclaim Deed from Margaret W. Matthews and husband, James C. Matthews to Terry L. Oaks of record in Book 5613, page 140, Register's Office for Davidson County, Tennessee.

MITCHELL A. WATTS NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 38,000.00

Subscribed and sworn to before me this the 5th *day of* December *19* 88

Affiant Craig Vander Veen

My commission expires: March 11, 1990 *(Affix Seal)*

Notary Public Mitchell A Watts

unimproved ( )
This is improved (X) property, known as 1020 15th Avenue, South, Nashville, Tennessee 37212
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this 5th *day of* December *19* 88 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

TERRY L. OAKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me Mitchell A. Watts, *a Notary Public in and for said County and State* TERRY L. OAKS, unmarried

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

Witness my hand and official seal at Nashville, *Tennessee, this* 5th *day of* December *19* 88

Commission Expires March 11, 1990

Mitchell A. Watts
Notary Public
Mitchell A. Watts

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 purpose therein contained, by signing the name of the corporation by* _____*self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

90422

RECEIVED FOR RECORD
DEC 2 2 27 PM '88
IDENTIFICATION REFERENCE

WARRANTY DEED

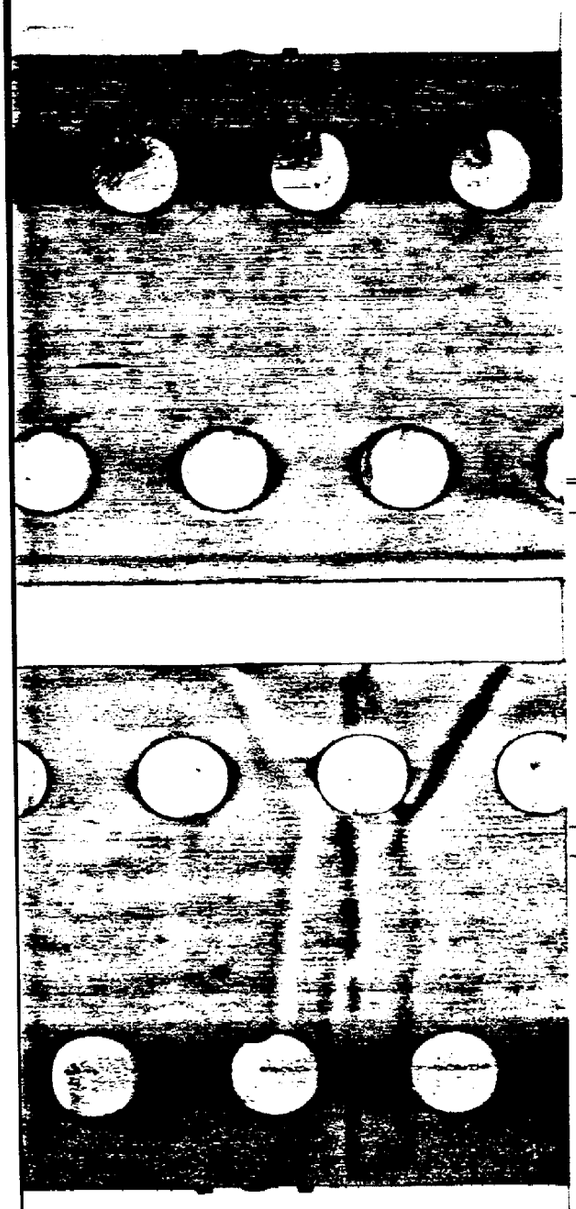
FROM

TERRY L. OAKS, unmarried

TO

CRAIG VANDER VEEN, unmarried

3742 12/02 0101 03CHECK 131.90



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

CAMT 38000.00
CON TX 125.40
PRFEE 0.50
WDEED 6.00
TOTAL 131.90
CHECK 131.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/02/88 01 14:28 0001 3742

90422

IDENTIFICATION REFERENCE

DEC 2 2 27 PM '88

FELIX Z. WILSON, II REGISTER DAVIDSON COUNTY, TN

No. 159969