Bot
60

This Instrument Prepared By:

**Thomas I. Bottorff**
**One Maryland Farms, Suite 102**
**Brentwood, TN 37027**

**WARRANTY DEED** BOOK 8161 PAGE 976

ADDRESS NEW OWNER:
Barry N. Oakley
2509 Lebanon Road
Nashville, Tennessee 37214

SEND TAX BILL:
*To Owner*

MORTGAGEE:

MAP AND PARCEL:
MAP 95-7
GROUP
PARCEL 157

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, James L. Hutton Jr., married, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Barry N. Oakley, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plat of the Resubdivision of Part of Lot No. 16 of Merry Oaks, Section IV, as of record in Book 6200, page 947, Register's Office, Davidson County, Tennessee.

Being part of the property conveyed to James L. Hutton, Jr. by Last Will and Testament of James L. Hutton, Sr. of record in Will Book 170, page 547, Probate Section, County Clerk's Office, Davidson County, Tennessee.

Margie K. Hutton joins in this transfer for the purpose of conveying all her marital right, title and interest in subject property.

This is improved property known as 280 C & D McGavock Pike, Nashville, TN 37214.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to:

Real property taxes for 1990 and subsequent years.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Barry N. Oakley, his heirs and assigns, forever; and I, James L. Hutton Jr., do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the

said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 19th day of July, 1990.

James L. Hutton Jr.

Margie K. Hutton

BOOK 8161 PAGE 977

STATE OF Tennessee )
COUNTY OF Williamson )

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named James L. Hutton Jr. and Margie K. Hutton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this the 19th day of July, 1990.

NOTARY PUBLIC

My Commission Expires: 10-5-93

STATE OF Tennessee )
COUNTY OF Williamson )

The actual value or consideration, whichever is greater, for this transfer is $ 10,000.00.

AFFIANT

Subscribed and sworn to before me this 19th day of July, 1990.

NOTARY PUBLIC
My Commission Expires: 10-5-93

4 4 9 2 4

IDENTIFICATION

Jul 27 2 25 PM '90

FELIX Z WILSON—REGISTER
DAVIDSON COUNTY, TEN.

4307 07/27 0101 03CHECK 40.00

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8161 PAGE 978

| | | |
|---|---|---|
| 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 10000.00
CON TX 33.00
PRFEE 1.00
WDEED 6.00
TOTAL 40.00
CHECK 40.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07/27/90 01 14:27 0001 4307

44924

IDENTIFI REFERENCE

JUL 27 2 25 PM '90

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 341089