This Instrument Prepared By:
JOHN T. GWIN, ATTORNEY AT LAW
2232 North Mt. Juliet Road
Post Office Box 888
Mt. Juliet, TN 37122

ADDRESS NEW OWNER:
Mark T. Oatsvall, and James O. Oatsvall and wife, Jean Y. Oatsvall
Benders Ferry Road
Mt. Juliet, Tennessee 37122

SEND TAX BILL:
To Owner

MORTGAGEE:
First Bank & Trust
1691 N. Mt. Juliet Road
Mt. Juliet, Tennessee 37122

MAP AND PARCEL:
MAP 64-090
PARCEL 99
FBN 04D-28057

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Oscar J. Kidd and wife, Katie F. Kidd, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Mark T. Oatsvall, a one-half undivided interest as tenant-in-common; and unto James O. Oatsvall and wife, Jean Y. Oatsvall, tenants by the entireties between themselves as to the other one-half undivided interest, and all 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 Lots Nos. 12, 13 and 14 of Block "C" on the Plan of Hadley's Bend City of record in Book 421, page 120, Register's Office, Davidson County, Tennessee.

Said Lots 12, 13 and 14 adjoin and front together 75 feet on the west side of an unnamed street and run back between parallel lines, along the north margin of South Street 150 feet to an alley.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that certain tract or parcel of land heretofore conveyed to the State of Tennessee by "Consent Judgment and Final Decree" dated September 11, 1985, and filed for record in Book 6669, page 149, said Register's Office, as follows:
Beginning at the point of intersection of the north margin of South Street and the west margin of Old Hickory Boulevard; thence north 6 degrees 00 minutes 00 seconds west 68 feet, more or less to a point; thence north 84 degrees 00 minutes 00 seonds east 5 feet, more or less to a point; thence south 6 degrees 00 minutes 00 seconds east 68 feet, more or less to a point; thence south 84 degrees 00 minutes 00 seconds west 5 feet, more or less to the point of beginning and containing 340 square feet.

Being the same property conveyed to Oscar J. Kidd by deed from Vernon L. Malone and wife, Willie Mae Malone dated December 11, 1961, as of record in Book 3316, page 562, Register's Office for Davidson County, Tennessee. Katie F. Kidd, wife of the said Oscar J. Kidd, joins in this conveyance to transfer any rights she may have in the subject property.

This is unimproved property known as 4125 Old Hickory Boulevard, Old Hickory, TN 37138.

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 the effect, if any, of a "Right-of-Way Deed for Highway Purposes" of record in Book 5559, page 293, said Register's Office; and subject to all of the facts, conditions and limitations shown on the Plat of record in Plat Book 421, page 120, said Register's Office.

This conveyance is further made subject to an encroachment by that certain concrete block building situated on the property adjoining the subject tract along its northerly line.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Mark T. Oatsvall as to a one-half undivided interest; and unto James O. Oatsvall and wife, Jean Y. Oatsvall, as to the other one-half undivided interest; and their heirs and assigns, forever; and we, Oscar J. Kidd and wife, Katie F. Kidd, 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 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 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 26th day of November, 1990.

Oscar J. Kidd

Katie F. Kidd

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Oscar J. Kidd and wife, Katie F. Kidd, 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 Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Mt. Juliet, Tennessee, this the 26th day of November, 1990.

Patricia M. Gwin
NOTARY PUBLIC

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: March 13, 1993

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual value or consideration, whichever is greater, for this transfer is $ 50,100.00.

Oscar O. Kidd Jr.
AFFIANT

Subscribed and sworn to before me
this 26th day of November, 1990.

Patricia M. Gwin
NOTARY PUBLIC

My Commission Expires: March 13, 1993

PATRICIA M. GWIN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

0504 11/28 0101 03CHECK 175.33

75235

IDENTIF. REFERENCE

Nov 28 [illegible] '90

DAVIDSON COUNTY TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8244 PAGE 367

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	50100.00
CON TX	165.33
PRFEE	1.00
MDEED	9.00
TOTAL	175.33
CHECK	175.33

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/28/90 01 08:42 0001 0504

75235

IDENTIF. REFERENCE

NOV 28 8 42 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 376473