Return to Box 21-A

FOR RECORDING PURPOSES

BOOK 9450 PAGE 691
LTIC File Number: 94-26162

STATE OF TENNESSEE
COUNTY OF

The actual consideration or value, whichever is greater, for this transaction is $900,000.00.

William E. Oakes
Affiant

Subscribed and Sworn to before me, this the 30th day of August, 19 94.

Notary Public

Commission Expires: 1-24-1998

THIS INSTRUMENT WAS PREPARED BY
Lawyers Title Insurance Corporation
424 Church Street, Suite 200, Nashville TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
William E. Oakes The Realty Center 700 18th Avenue South Nashville, Tennessee 37203	SAME	62-23.2

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND IN OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Mary Margaret Oakes, Ellen Lisa Oakes and Rita Oakes Price, as to a 1/3 undivided interest

HEREINAFTER CALLED THE **GRANTORS**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

William E. Oakes

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:

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Section 3, Music City Villa, as shown on plat of record in Plat Book 6900, page 113, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING part of the same Oakes & Smith Realty Co., Inc. as to a 2/3 undivided interest and Eldon W. Oakes as to a 1/3 undivided interest by Deed of Record in Book 4546, page 287, Register's Office for Davidson County, Tennessee. The said Oakes & Smith Realty Co., Inc. having conveyed its 2/3 undivided interest to A.V. Oakes and Jim B. Smith by Deed of Record in Book 5298, page 607, Register's Office for Davidson County, Tennessee. The said Eldon W. Oakes having since died intestate and his 1/3 undivided interest is vested in Mary Margaret Oakes, Ellen Lisa Oakes, Rita Oakes Price, the only heirs at law of the said Eldon W. Oakes. The said A. V. Oakes having since died and his 1/3 undivided interest is now vested in Corinne T. Oakes, William E. Oakes, Anita O. Tate and Diane O. Fluhr, devisees of the Will of Stanford A. V. Oakes of record in Will Book 48, page 132, County Court Clerk for Williamson County, Tennessee; and recorded in Book 6436, page 190, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1994 taxes which are being assumed by Grantee and is subject to other matters shown on Exhibit A attached hereto.

THIS IS ( )IMPROVED(X)UNIMPROVED PROPERTY KNOWN AS 2510 Music Valley Drive (HOUSE NUMBER) (STREET) Nashville (CITY), Tennessee (STATE) 37214 (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 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. 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, this 27th day of August, 19 94.

Mary Margaret Oakes

Rita Oakes Price

Ellen Lisa Oakes

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Mary Margaret Oakes and Ellen Lisa Baker

the bargainor(s), 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 office at Nashville, Tn. on this the 29 day of August, 1974.

Martha L Cudrow
Notary Public

Commission Expires: _____

MARTHA L CUDROW NOTARY PUBLIC
MY COMMISSION EXPIRES
JANUARY 24, 1998
NASHVILLE, TN 37203

STATE OF TENNESSEE
COUNTY OF

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

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

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

Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF

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

with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged to be the _____ of _____, a corporation, and that as such _____, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation.

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

Commission Expires: _____

_____
Notary Public

FURNISHED BY:
Lawyers Title Insurance Corporation
424 Church Street, Suite 200
Nashville TN 37219

104 Woodmont Blvd., Suite 201
Nashville TN 37205

WARRANTY DEED

FROM:

TO:

STATE OF ALABAMA
COUNTY OF

BOOK 9450 PAGE 693

Personally appeared before me, the **undersigned**, a Notary Public in and for said County and State, the within named **RITA OAKES PRICE**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that **she** executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office at 27th HOOVER, AL on this the 27th day of AUGUST, 1994.

Commission Expires: 10-13-96

Notary Public

KELLY PUTNAM NOTARY PUBLIC ALABAMA STATE AT LARGE

86249

IDENTIF. & REFERENCE

94 AUG 30 PM 2:54

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

Exhibit A

BOOK 9450 PAGE 694

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

2. Easements, or claims of easements, not shown by the public records.

3. Any discrepancies, conflicts, encroachments, servitudes, shortages in area and boundaries or other facts which a correct survey would shown.

4. 1994 Taxes, a lien, which are not yet due and payable. Tax Parcel No. 62-23.2

5. If improvements are completed after January 1 of any year, the Law requires supplemental assessment for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of TCA 67-5-603, et seq.

6. Easement(s) to United States of America, as set forth in instrument recorded in Book 1196, page 218.

7. Restrictions as contained in Book 4546, page 287.

8. Deeds of Conveyance to Metropolitan Government of Nashville and Davidson County for water and/or sewer distribution system of record in Book 4842, page 164 and Book 4842, page 181.

9. All matters shown on Plat recorded in Book 6900, page 113.

10. Easement for ingress and egress to a cemetary.

3418 08/30 0101 03CHECK 3347.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9450 PAGE 695

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



86249
IDENTIF. & REFERENCE

94 AUG 30 PM 1:54

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

				CAMT	900000.00
				CON TX	330.00
				ERR CO	
				~~CON TX~~	~~330.00~~
				~~CON TX~~	~~3330.00~~
				PRFEE	1.00
				WDEED	16.00
				TOTAL	3347.00
				CHECK	3347.00
08/30/94	01	14:54	0001	3418	

No. 829808