BOOK 9780 PG 241

00095495

IDENTIF. & REFERENCE

95 AUG 31 PM 12:54

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

Mail

THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:

FRED W. MAHLER
1437 Ardee Ave.
Nashville, TN 37214

MAP/PARCEL NUMBER:

MAP 72-4, PARCEL 238

SEND TAX BILLS TO:
Fred W. Mahler DDS
505 Hill St.
Springfield, TN. 37172

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER, IS $40,000.00.

Fred W. Mahler
AFFIANT

Subscribed and sworn to me, this the 28 day of AUGUST, 1995.

DENISE C. ALLIS NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

Denise C. Allis
Notary Public
My commission expires: 5-11-96

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, WE, RODNEY C. OAKLEY AND WIFE, JOYCE S. OAKLEY, hereinafter referred to as GRANTORS, have this day bargained and sold, and do hereby transfer and convey unto the said FRED W. MAHLER, hereinafter referred to as GRANTEE, HIS successors, heirs and assigns, certain real estate in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of GRANTORSS in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1437 ARDEE AVENUE, NASHVILLE, TN 37216.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEE, HIS 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 except to the extent otherwise set forth in Exhibit "B" hereto.

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WE further covenant and bind OURSELVES AND OUR heirs and representatives, to warrant and forever defend the title to said GRANTEE, HIS successors, heirs and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 28 day of AUGUST, 1995.

Rodney C Oakley
RODNEY C. OAKLEY

Joyce S Oakley
JOYCE S. OAKLEY

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RODNEY C. OAKLEY AND WIFE, JOYCE S. OAKLEY, the within named BARGAINORS, with whom I am personally acquainted (or who proved TO ME upon satisfactory evidence), and who acknowledged that THEY executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at MADISON, Tennessee, on this the 28 day of AUGUST, 1995.

Denise C. Allen
notary public

My commission expires: 5-11-96

DENISE C. ALLEN NOTARY PUBLIC AT LARGE SUMNER COUNTY TENNESSEE

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT 'A'

BEING Lot No. 33 on the Plan of Country Club Estates, Block "E", of record in Plat Book 843, page 95, Register's Office for said County, to which plan reference is here made for a more particular description.

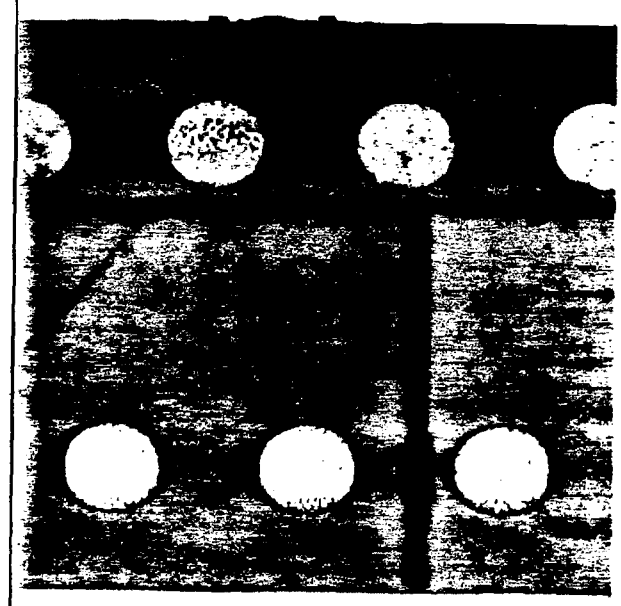
Being the same property conveyed to Rodney C. Oakley and wife, Joyce S. Oakley, by Warranty Deed from Lillian C. Lockhart, Jr., and wife, Neeka J. Lockhart, of record in Book 5450, page 922, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. Real property taxes for 1995 and all future years.

2. All matters set forth on the Plan of record in Book 843, page 95, said Register's Office, including but not limited to any and all setback lines, easements, notes, restrictions, etc., as may be shown thereon.

8952 08/31 0101 03CHECK 161.00



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

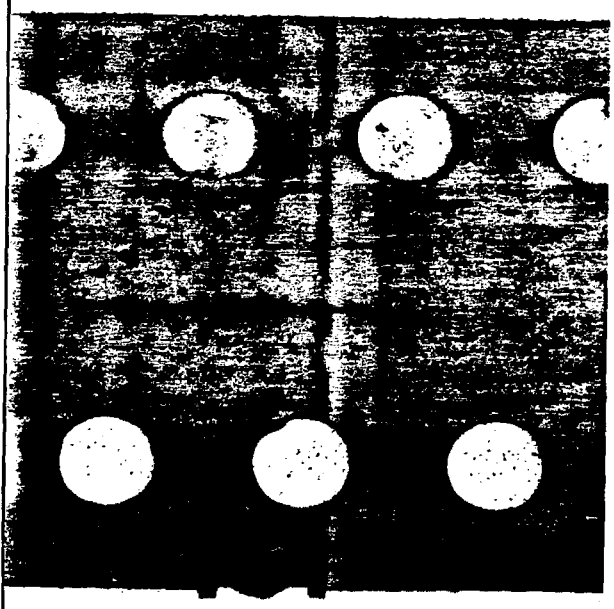
RECEIVED OF _____

FOR _____

BOOK 9780 PG 244

| 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 | 40000.00 |
| CON TX | 148.00 |
| PRFEE | 1.00 |
| MDEED | 12.00 |
| TOTAL | 161.00 |
| CHECK | 161.00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/31/95 01 12:54 0001 8952

00095495

IDENTIF. ↑ REFERENCE

95 AUG 31 PM 12:54

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 947865