BOOK 9945 PG 984

6

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF February, 19 96

Notary Public

MY COMMISSION EXPIRES: May 30, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David J. Waynick, Attorney, 207 Donelson Pike, Nashville, Tennessee 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O. Oatsvall (NAME)	Same (NAME)	53-12-208
3418 Old Hickory Blvd. (ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, George R. Triplett and wife, Jacqueline L. Triplett and Bonnie W. Graham Peasley and wife, Curtis M. Peasley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James O. Oatsvall and wife, Jean Y. Oatsvall

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 part of Lots Nos. 20 and 21 of the Life and Casualty Insurance Company Subdivision of Old Hickory, Section 2, as of record in Book 843, Page 56, Register's Office for said County, described as follows:

BEGINNING at a point in the northerly side of Old Hickory Boulevard, 87 1/2 feet westerly from the common line between Lot Nos. 20 and 21 of said subdivision; running thence northerly and parallel to the westerly line between Lot Nos 20 and 21 a distance of 525 feet; thence easterly along the northerly line of Lot 21, 87 feet 6 inches to the easterly line of Lot 21; thence southerly and along the line of Holland, 125 feet, and continuing along the line of Patterson, 115 feet, and continuing along the line of Pope, 65 feet, more or less; thence easterly and along the line of Pope, 40 feet, more or less; thence southerly and along the line of Patterson, 200 feet, more or less, to a point in the northerly line of Old Hickory Boulevard to a point 75.9 feet westerly from the corner of Iris Avenue; thence along the northerly line of Old Hickory Boulevard westerly 140.6 feet to the point of beginning.

Being the same property conveyed to George R. Lane and wife, Jacqueline Lane, by deed from James E. Wallace and wife, Martha John Wallace, of record in Book 4254, Page 749, said Register's Office. The same George T. Lane having since

CONTINUED

unimproved ( )
This is improved (X) property, known as 3418 Old Hickory Blvd., Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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. Wherever 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 hand s this 6th day of February 19 96

George R. Triplett
George R. Triplett

Bonnie W. Graham Peasley
Bonnie W. Graham Peasley

Jacqueline L. Triplett
Jacqueline L. Triplett

Curtis M. Peasley
Curtis M. Peasley

BOOK 9945 PG 985

STATE OF FLORIDA
COUNTY OF Bay

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George R. Triplett and wife, Jacqueline L. Triplett and Bonnie W. Graham Peasley and wife, Curtis M. Peasley

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 Panama City, Bay, ~~Tennessee~~ Florida, this 6th day of February 19 96

Commission expires _____

Notary Public

SHEILA K. SMITH
NOTARY PUBLIC
My Comm. Expires Feb. 15, 1997
No. CC 259912
STATE OF FLORIDA

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires _____

Notary Public

IDENTIFICATION REFERENCE
0119852

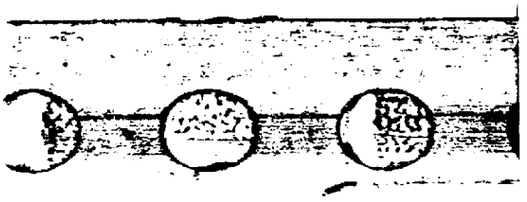
96 FEB 13 AM 8:33
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

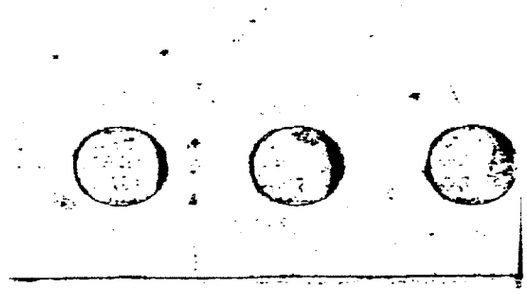
LEGAL DESCRIPTION CONTINUATION

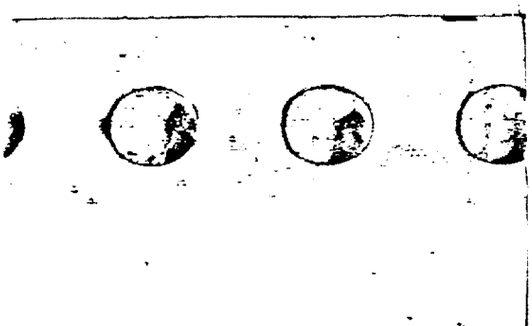
died. The said Jacqueline Lane is now Jacqueline Lane Triplett, a married woman. Also the same property conveyed by Quitclaim Deed (conveying an undivided one-half interest) to Bonnie W. Graham from Jacqueline Lane, now Triplett and husband George R. Triplett of Record in Book 6516, Page 18 Register's Office for Davidson County, Tennessee. Said Bonnie W. Graham is now married and is Bonnie W. Graham Peasley.

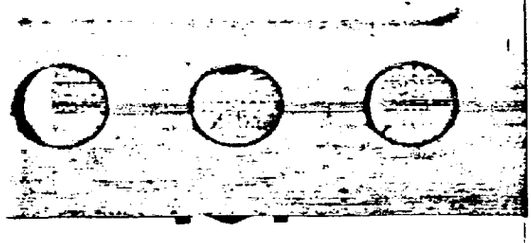
Curtis M. Peasley and George R. Triplett join this conveyance to convey any marital interest they may have in said property by virtue of their marriage to said Bonnie W. Graham Peasley and Jacqueline L. Triplett.

7422 02/13 0101 03CHECK 475.50









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

RECEIVED OF _____

FOR _____

BOOK 9945 PG 987

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 125000.00
CON TX 462.50
PRFEE 1.00
WDEED 12.00
TOTAL 475.50
CHECK 475.50

02/13/96 01 08:34 0001 7422

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0149852
IDENTIF. REFERENCE

96 FEB 13 AM 8:3[illegible]R
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 1005621