6

WARRANTY DEED

BOOK 9947 PG 813

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 175,000.00

L Stanley Shoemaker Jr
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January 1996

Sheryl B. Hardy
Notary Public

MY COMMISSION EXPIRES: May 3, 1997
(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
Stanley I. Shoemaker, Jr. (NAME)	~~Same~~ James Oatsvall (NAME)	64-090-99
4125 Old Hickory Blvd. (ADDRESS)	3414 Old Hickory Blvd. (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory, TN. 37138 (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, James O. Oatsvall and wife, Jean Oatsvall

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Stanley I. Shoemaker, Jr. and Theresa Ivey, ~~xxxxxxxxxxxxxxxxxxxxxxxxxx~~ as joint tenants with right of survivorship 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 fron 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.

Being the same property conveyed to Oscar J. Kidd by deed from Vernon L. Malone and wife, Willie Mae Malone, as of record in Book 5891, page 704, Register's Office for Davidson County, Tennessee.

INCLUDED IN THE FOREGOING DESCRIPTION BUT EXPRESSLY ESCLUDED THEREFROM is that certain tract or parcel of land heretofore conveyed to the State of Tennessee by "Consent Judgment and Final Decreee" 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

CONTINUED

unimproved ( )
This is improved (X) property, known as 4125 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 31st day of January 19 96

James O. Oatsvall

Jean Oatsvall

BOOK 9947 PG 814

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named James O. Oatsvall and wife, Jean Oatsvall

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 Nashville, Tennessee, this 31st day of January, 1996.

Commission expires May 30, 1999

Notary Public

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

LEGAL DESCRIPTION CONTINUATION

minutes 00 seconds 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 James O. Oatsvall and wife, Jean Oatsvall by QuitClaim deed from Mark T. Oatsvall of record in Book 8913, Page 405 Register's Office for Davidson County, Tennessee.

1996 Davidson County Taxes.

Subject to those facts, conditions and limitations set forth on the plan of record in Plat Book 421, Page 120, said Register's Office for Davidson County, Tennessee.

Subject to the effect, if any, of a "Right-of-Way" Deed for Highway Purposes as set forth in an instrument of record in Book 5559, Page 293, said Register's Office.

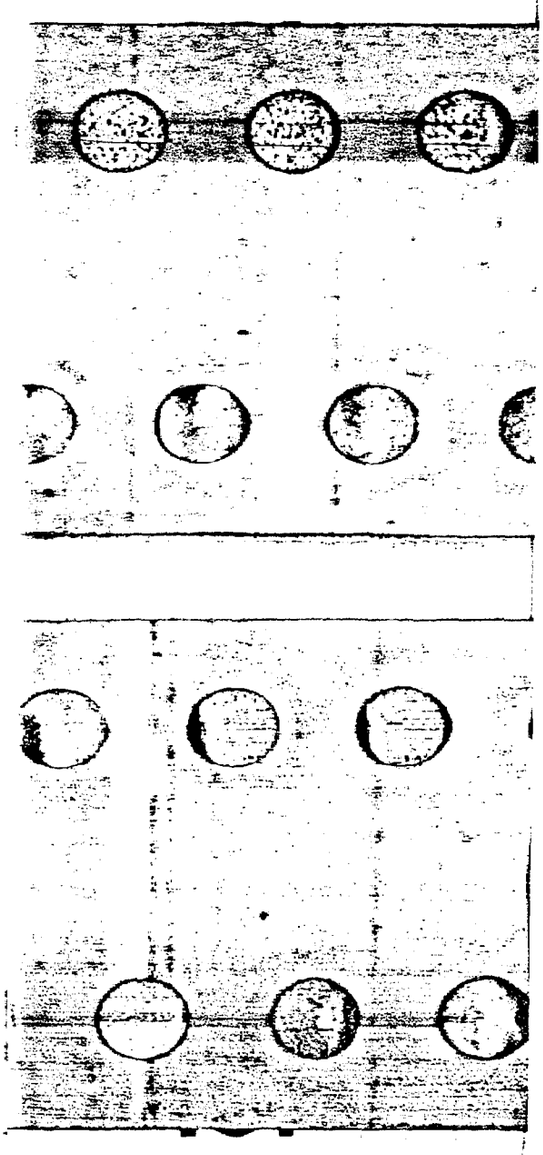
Subject property is encumberd by the encroachment of a concrete block building of the adjoining propety of approximately 4 feet across the property line.

Subject to a Deed of Trust exectued by Mark T. Oatsvall, James O. Oatsval and wife, Jean Oatsvall to David Major, Trustee of record in Book 8244, Page 368 said Register's Office, to secure to first Bank and Trust the payment of one note dated November 26, 1990 in the original principal amount of $42,000.00

Subject to a Deed of Trust by Mark T. Oatsvall, James O. Oatsvall and wife Jean Oatsvall to David Major, Trustee, of record in Trust Deed Book 8674, Page 115 said Register's Office, to secure to First Bank and Trust the payment of one note dated July 3, 1992 in the original principal amount of $55,244.75.

Grantor shall indemnify and hold Grantee harmless as to the Deeds of Trust in favor of First Bank and Trust of Record in Book 8244, Page 368 and Book 8674, Page 115, Register's Office for Wilson County, Tennessee.

0150318
IDENTIFICATION REFERENCE
96 FEB 14 AM 10:24
FELIX T. NELSON REGISTER
DAVIDSON COUNTY, TN.
7917 02/14 0101 03CHECK 660.5



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

RECEIVED OF _____

FOR _____

BOOK 9947 PG 816

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
175000.00
CON TX 647.50
PRFEE 1.00
WDEED 12.00
TOTAL 660.50
CHECK 660.50

02/14/96 01 10:24 0001 7917

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0150318
IDENTIFICATION REFERENCE

96 FEB 14 AM 10:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 1006112