WARRANTY DEED

BOOK 10235 PG 548

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF October, 19 96

Notary Public

MY COMMISSION EXPIRES: 5/24/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel E. Oaks (NAME)	Same (NAME)	MAP 104-6
3101 Dudley Avenue (ADDRESS)	(ADDRESS)	PARCEL 280
Nashville, Tennessee 37212 (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, Cassandra Y. Berns, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Daniel E. Oaks

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 the easterly 41 feet of Lot No. 80 and the westerly 18 feet of Lot No. 81 on the Plan of The Bransford Realty Company's West End Avenue Place, of record in Plat Book 332, page 15, Register's Office for Davidson County, Tennessee, described as follows:

Said parts of said lots front together 59 feet on the south side of Dudley Avenue and extend back between partallel lines 135 feet, more or less, to an alley.

Being the same property conveyed to Cassandra Y. Berns, unmarried, by deed from William Lewis and James R. Groseclose, both unmarried, of record in Book 9406, page 645, said Register's Office.

This conveyance is subject to any and all easements and restrictions of record.

unimproved ( )
This is improved (X) property, known as 3101 Dudley Avenue, Nashville, Tennessee 37212
(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 my hand this 11th day of October 19 96

Cassandra Y Berns

Cassandra Y. Berns, by Mark Berns,
Attorney in Fact

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 Cassandra Y. Berns, unmarried

the bargainor ____ 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 Nashville, Tennessee, this 11th day of October 19 96.

Commission expires _____

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

BOOK 10235 PG 549

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 11th day of October, 1996, before me personally appeared Mark Berns, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of Cassandra Y. Berns and acknowledged that he executed the same as the free act and deed of Cassandra Y. Berns.

Witness my hand and seal this 11th day of October, 1996.

My Commission Expires:
5/24/97

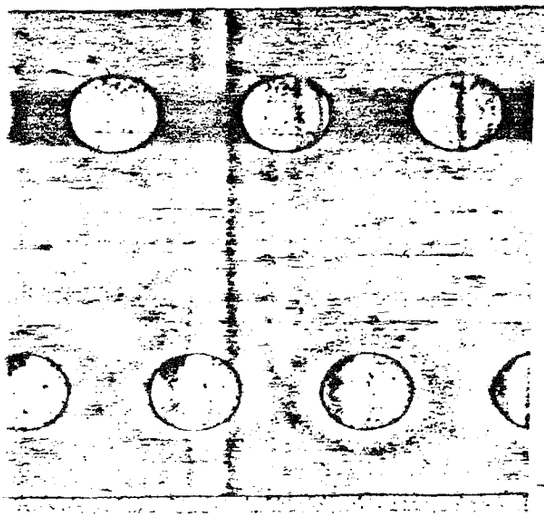
Notary Public

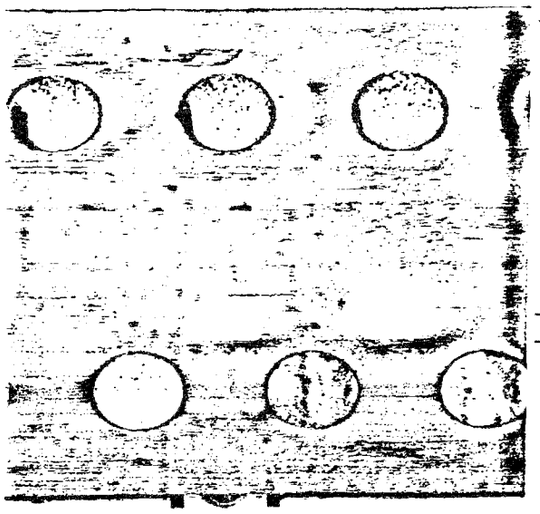
MAIL ENV.

IDENTIF. & REFERENCE
02394 29

96 OCT 24 AM 9:39
FELIX Z. HALSELL REGISTER
DAVIDSON COUNTY, TN.

3611 10/24 0101 03CHECK 971.00





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

RECEIVED OF _____

FOR _____

BOOK 10235 PG 550

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CHMT	
				260000.00
			CON TX	962.00
			PRFEE	1.00
			WDEED	8.00
			TOTAL	971.00
			CHECK	971.00
		10/24/96	01	09:40 0001 3611

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02394 29
IDENTIF. # REFERENCE

96 OCT 24 AM 9:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

№ 1080588

No. [redacted]