BOOK 10836 PG 689

48

Rec

WARRANTY DEED

NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENN.

My Commission Expires: 5-16-99

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 88,500.00

x Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF: March, 1998

Notary Public

MY COMMISSION EXPIRES: May 16, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lassiter, Tidwell & Hildebrand, P.O. Box 1369, Brentwood, TN 37024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff R. Oaks (NAME)	North American Mortgage Company (NAME)	146-04-189
4800 Trousdale Drive (ADDRESS)	4301 Hillsboro Pike, Suite 328 (ADDRESS)	
Nashville, TN 37220 (CITY) (STATE) (ZIP)	Nashville, TN 37215 (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, Raymond A. Minardi and wife, Martha W. Minardi

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeff R. Oaks and Roy W. Oaks and wife, Debbie M. Oaks as tenants in common with the 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:

Land in Davidson County, TN, being Lot No. 1B on the Plan of Magnolia Hall, Zone Lot Division of Lots 1, 4, 6 and 7, of record in Plat Book 5800, Page 197 and amended in Book 6250, Page 32, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Raymond A. Minardi and wife, Martha W. Minardi by deed from Douglas B. Flanagan, unmarried, of record in Book 9783, Page 856, Register's Office for Davidson County, TN.

Subject to restrictions of record in Book 6213, Page 359, Book 6250, page 32, Deeds of Conveyance of sewer lines in Book 6218, page 126 and Book 6218, page 132, and all matters shown on the Plan of Record.

98 MAR 13 AM 11:20
ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. + REFERENCE 041860

unimproved ( )
This is improved (X) property, known as 4800 Trousdale Drive, Nashville, TN 37220
(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 11th day of March, 19 98

Raymond A. Minardi
Raymond A. Minardi

Martha W. Minardi
Martha W. Minardi

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Raymond A. Minardi and wife, Martha W. Minardi

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 Brentwood, Tennessee, this 11th day of March 1998.

Commission expires May 16, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

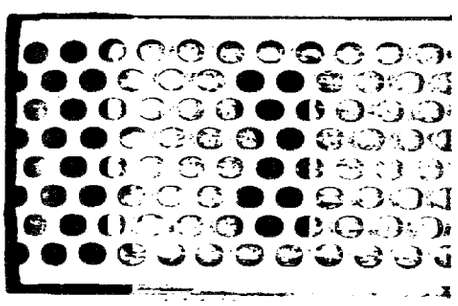
Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ 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

5443 03/13 0101 03CHECK 336.45



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

RECEIVED OF _____

FOR _____

BOOK 10836 PG 691

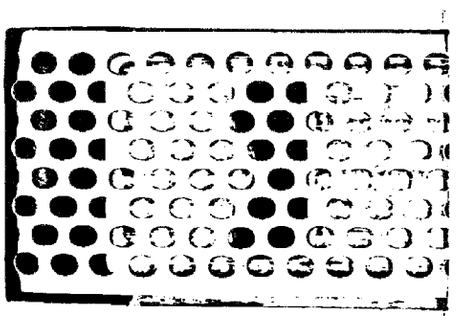
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 88500.00
CON TX 327.45
PRFEE 1.00
WDEED 8.00
TOTAL 336.45
CHECK 336.45

03/13/98 01 11:18 0001 5443

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



04111860
IDENTIF. ▲ REFERENCE

98 MAR 13 AM 11:20
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1265820