This Instrument Prepared By:
Brokers Escrow Services, Inc.
P. O. Box 140255
211 Donelson Pike, Suite 2
Nashville, Tennessee 37214

BOOK 11343 PG. 773

ADDRESS NEW OWNER:
JAMES O. OATSVALL and JEAN Y. OATSVALL
6010 Benders Ferry Road
Mt. Juliet, Tennessee 37122

SEND TAX BILL TO:
To New Owner

MORTGAGEE:
FIRST BANK & TRUST
P. O. Box 355
Mt. Juliet, Tennessee 37122

MAP **064**
GROUP **090**
PARCEL **109.00**

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **JAMES WAYNICK, unmarried,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **JAMES O. OATSVALL and wife, JEAN Y. OATSVALL,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in the Th Civil District of Davidson County, Tennessee, being Lot No. 7 and the Southerly 40 feet of Lot No. 8, Block 5, on the Map of Berryville, as of record in Book 421, Page 117, Register's Office for said County.
>
> Said Lot and part of Lot adjoin and front together 90 feet on the Easterly side of Jones Bend Road, or Hadley Ben road, now Old Hickory Boulevard, and runs back between parallel lines, 141 feet, more or less, to an alley.
>
> Being the same property conveyed to James Waynick, a single man, by Quitclaim Deed from Eddie L. Waynick, Sr., a single man, of record in Book 9476, Page 455, Register's Office for Davidson County, Tennessee.

7008 02/18 0101 03CHECK 214.50

This is improved property known as 4204 Old Hickory Blvd., Old Hickory, Tennessee 37138.

Taxes for the current year have been settled between the parties. This conveyance is also made subject to the following matters:

1. Easement of record in Book 10689, Page 532, Register's Office for Davidson County, Tennessee.
2. Subject to plan of record in Plat Book 421, Page 117, Register's Office for Davidson County, Tennessee.

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 GRANTOR does covenant with the said GRANTEES that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTOR does further covenant and bind himself, his 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.

WITNESS my hand this the 15th day of February, 1999.

JAMES WAYNICK

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **JAMES WAYNICK**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 15th day of February, 1999.

NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual value or consideration, whichever is greater, for this transfer is $55,000.00.

AFFIANT

Subscribed and sworn to before me on this 15th day of February, 1999.

NOTARY PUBLIC

AMY BETH WALPOLE NOTARY PUBLIC AT LARGE WILSON COUNTY, TENN.

My Commission Expires: February 3, 2001

0550072

RECEIVED FOR REFERENCE

99 FEB 18 AM 8:31

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11343 PG. 775

0550072

IDENTIFICATION REFERENCE

99FEB 18 AM 8:31

REGISTER'S OFFICE
DAVIDSON COUNTY, TN

CAMT	55000.00
CON TX	203.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	214.50
CHECK	214.50

02/18/99 01 08:29 0001 7008

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1426254