45

WARRANTY DEED

BOOK 11378 PG. 451

STATE OF TENNESSEE
COUNTY OF SUMNER
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 460,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
4th DAY OF March 19 99

Notary Public

MY COMMISSION EXPIRES: 5-9-2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BEATY TITLE COMPANY, 668 Nashville Pike /Second Floor, Gallatin, TN 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARK K. OESER (NAME)	UNION PLANTERS BANK, (NAME)	MAP 64-3-B
1672 Rachel Way ~~1424 Shannon Place~~ (ADDRESS)	P.O. Box 3137 (ADDRESS)	PARCEL 129CO
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Memphis, TN 38173-0137 (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, KENDALL J. DAVIS AND WIFE, ROBIN R. DAVIS AND TAMMY DAVIS VAUGHN AND HUSBAND, JAMES R. VAUGHN

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MARK K. OESER AND WIFE, ELIZABETH J. OESER

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:

SITUATED in Davidson County, Tennessee and being described as follows:

BEING Lot No. 138 on the Phase Nine, Brandywine Pointe Subdivision of record in Plat Book 9700, Page 184, said Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Kendall J. Davis and Tammy Davis Vaughn by deed from James L. Perry, etux Janice A. Perry of record in Book 10927, page 993, Register's Office for Davidson County, Tennessee.

Robin R. Davis, wife, of the above named Kendall J. Davis, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

James R. Vaughn husband, of the above named Tammy Davis Vaughn, joins in this conveyance for the purpose of releasing any and all rights he may have in and to the above described property, especially his marital rights.

This conveyance is made subject to restrictive covenants of record in Book 10119, Page 188, said Register's Office; easements and setback lines as set forth on the above plan of record; and taxes for the current year, which have been prorated and assumed by the Grantee(s) herein.

unimproved ( )
This is improved (X) property, known as 1672 Rachel Way ~~1424 Shannon Place~~, 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 4th day of March 19 99

KENDALL J. DAVIS

ROBIN R. DAVIS

TAMMY DAVIS VAUGHN

JAMES R. VAUGHN

STATE OF TENNESSEE
COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named KENDALL J. DAVIS AND WIFE, ROBIN R. DAVIS AND TAMMY DAVIS VAUGHN AND HUSBAND, JAMES R. VAUGHN

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 Gallatin, Tennessee, this 4th day of March 19 99.

Commission expires 5-9-2001

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

6765 03/10 0101 03CHECK 1713.00

05593571

RECEIVED & RECORDED

99 MAR 10 PM 3:08

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 11378 PG. 453

0559357

IDENTIFICATION/REFERENCE

99 MAR 10 PM 3:08

CAMT
460000.00
CON TX 1702.00
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 1713.00
CHECK 1713.00

03/10/99 01 15:08 0001 6765

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1435912