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

BOOK 11384 PG. 387

ADDRESS NEW OWNER:
Stanley I. Shoemaker and Theresa Ivey
322 Bonnaridge Dr.
Hermitage, TN 37076

SEND TAX BILL TO:
To New Owner

MORTGAGEE:
Mr. James O. Oatsvall and Jean Y. Oatsvall
6010 Benders Ferry Road
Mt. Juliet, Tennessee 37122

MAP **064-090**
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 O. OATSVALL and wife, JEAN Y. OATSVALL,** hereinafter called the GRANTORS, have bargained and sold, and by these presents, do transfer and convey unto **STANLEY I. SHOEMAKER, unmarried, and THERESA IVEY, unmarried**, 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 4th 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 Bend 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 O. Oatsvall and wife, Jean Y. Oatsvall by Deed from James Waynick, unmarried, of record in Book 11343, Page 773, Register's Office for Davidson County, Tennessee.

This is improved property known as 4204 Old Hickory Boulevard, 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(s) of record in Book 10689, Page 532, Register's Office for Davidson County, Tennessee.
2. A Deed of Trust from James O. Oatsvall, Sr. and wife, Jean Y. Oatsvall, to David Major, Trustee, dated February 15, 1999, of record in Book 11343, Page 776, Register's Office for Davidson County, Tennessee, securing First Bank & Trust in the payment of a promissory note in the original principal amount of $55,630.68. James O. Oatsvall and Jean Y. Oatsvall agree to indemnify and hold harmless Stanley I. Shoemaker and Theresa Ivey from any claim by the holder of the Deed of Trust payable to First Bank & Trust according to its terms.

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 GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of

said land in fee simple, have a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out and GRANTORS do further covenant and bind themselves their 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 our hands this the 11th day of March, 1999.

JAMES O. OATSVALL

JEAN Y. OATSVALL

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

WITNESS my hand and official seal at office this 11th day of March, 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 $65,000.00.

AFFIANT

Subscribed and sworn to before me on this 11th day of March, 1999.

NOTARY PUBLIC

My Commission Expires: February 3, 2001

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

251.50 03/15 0101 03CHECK 8681 1998

RECEIVED FOR RECORD
DAVIDSON COUNTY, TN.
CLERK & MASTER'S REGISTER
99 MAR 15 PM 12:49

REQUESTED BY: TITLE ONE ▲ REFERENCE

0561197

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11384 PG. 389

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

05611197

IDENTIF. ↑ REFERENCE

99 MAR 15 PM 12:49

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	65000.00
CON TX	240.50
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	251.50
CHECK	251.50

03/15/99 01 12:48 0001 8681

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1437812