513

BOOK 11632 PAGE 932

This Instrument Prepared By
and Returnable after recordation to:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

GENERAL WARRANTY DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO	MAP/PARCEL
105 Valley Club Circle		MAP 103
Little Rock, Arkansas 72212	SAME	GROUP 16 A
		PARCEL 5

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, David Berton Jacobs(the "Grantor") has bargained and sold, and by these presents does transfer and convey unto John Lyle Oxford and Wanda Oxford, Trustees under the Oxford Living Trust, (the "Grantee"), and its successor and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee being Unit No. 408 of Rokeby, a condominium or horizontal property regime established by Master Deed of record in Book 4829, page 138, Register's Office for Davidson County, Tennessee, as amended in Book 4983, page 98, and Book 5096, page 409, said Register's Office; and shown on a "2nd Revised Plan" of record in Book 5050, page 16, said Register's Office. The said Unit is more fully depicted on the Plan of the 4th Floor of Rokeby of record in Book 5060, page 143, said Register's's Office

Being the same property conveyed to Marvin M. Jacobs and wife, Dorothy K. Jacobs, by deed from Claire E. Harrison, unmarried, of record in Book 7215, page 553, Register's Office for Davidson County, Tennessee. The said Marvin M. Jacobs and wife, Dorothy K. Jacobs having since died on June 15, 1998 and November 18, 1992, respectively, with Joyce Diane Jacobs Connell and David Berton Jacobs being the only heirs. This is also the same property conveyed by Joyce Diane Jacobs Connell to David Berton Jacobs, by quitclaim deed of record in Book 11591, page 267.

This is improved property, known as 3901 West End Avenue Nashville, Tennessee 37205
(House Number) (Street) (City or Town) (State) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, its successors and assigns forever; and I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey the property, as Trustee, and the same is unencumbered except otherwise of record, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 23rd day of August, 1999.

David Berton Jacobs

99 AUG 24 PM 3:51

REGISTER
DAVIDSON COUNTY, TN

RECEIPT # 106281O7

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the State and County aforesaid, personally appeared David Berton Jacobs, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Davidson County, Tennessee, this 23rd day of August, 1999.

Christine T. Crook
Notary Public

My Commission Expires: 9/23/00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $270,000.00.

John Lyle Oxford
Affiant

Subscribed and sworn to before me,
this the 23rd day of August, 1999.

Shirley J. Cox
Notary Public

My Commission Expires:
5/28/00

45127242.1

0165 08/24 0101 03CHECK 1010.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

06281107

IDENTIFICATION REFERENCE

99 AUG 24 PM 3:51

DAVIDSON COUNTY TN

CHRT

	270000.00
CON TX	999.00
PRFEE	1.00
MDEED	8.00
CFEE	2.00
TOTAL	1010.00
CHECK	1010.00

08/24/99 01 15:51 0001 0165

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1508260