Book 44
L.T.

Davidson County DEEDWARR
Recvd: 03/09/01 15:05 3pgs
Fees:15.00 Taxes:359.64

20010309-0022937

Book 44

THIS INSTRUMENT PREPARED BY:
George V. Crawford, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
230 Fourth Avenue, North
P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $97,200.00.

Sharon M. Pigott
Affiant

Subscribed and sworn to before me, this 9th day of March, 2001.

Notary Public

My Commission Expires: 10/25/2003

Address New Owner As Follows:
Sharon M. Pigott and husband,
Michael J. Pigott
3813 Woodmont Blvd.
Nashville, TN 37215-1829

Send Tax Bills To:

SAME

Map-Parcel Number:
Tract I: 091-16-0-363
11W 84870
Tract II: 103-04-0-302
11W 84845

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **ROGER K. OAKES AND WIFE, MERLE W. OAKES**, hereinafter called the Grantors, have bargained and sold, and by these presents does transfer and convey unto **SHARON M. PIGOTT AND HUSBAND, MICHAEL J. PIGOTT**, hereinafter called the Grantees, their heirs and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT I:
Land in Davidson County, Tennessee, being Lot No. 96 on the Plan of Valley View, Section 3, of record in Book 2330, page 148, Register's Office for Davidson County, Tennessee.

Said Lot No. 96 fronts 60 feet on the westerly side of Sentinel Drive and runs back 128.26 feet on the northerly line and 130.98 feet on the southerly line to a rear line on which it measures 60 feet.

Being the same property conveyed to Roger K. Oakes and wife, Merle W. Oakes by deed from Clifton G. Casteel and wife, Betty C. Casteel, of record in Book 6789, page 195, Register's Office for Davidson County, Tennessee.

TRACT II:
Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Valley View, Section 3, of record in Book 2330, page 148, 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 Roger K. Oakes and wife, Merle W. Oakes by deed from J. Rolff Zwiep and wife, Sara M.Zwiep, of record in Book 7589, page 974, Register's Office for Davidson County, Tennessee.

It is hereby agreed and understood that Merle W. Oakes and Merle Oaks, is one and the same person.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2001 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantees. By acceptance of delivery of this instrument, Grantees assume and agree to pay such taxes as and when such become payable and to indemnify and hold harmless Grantors from liability and loss therefrom.

2. Restrictive covenants contained in instrument of record in Book 2446, page 146, and at Book 2746, page 540, Register's Office for Davidson County, Tennessee.

3. Matters shown on the Plan of record in Book 2330, page 148, Register's Office for said County.

This is improved property known as 309 Sentinel Drive, and 213 Sentinel Drive, Nashville, TN 37209.

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 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 further covenant and bind ourselves, our heirs and assigns, 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 person whomsoever.

WITNESS my hand this 9th day of March, 2001.

Roger K. Oakes
Roger K. Oakes

By: Ramsey B. Leathers, Jr.
Ramsey B. Leathers, Jr., Attorney-in-fact

Merle W. Oakes
Merle W. Oakes

By: Ramsey B. Leathers, Jr.
Ramsey B. Leathers, Jr., Attorney-in-fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **RAMSEY B. LEATHERS, JR.,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Attorney-in-fact**, of the makers or a constituent of the makers and is authorized by the makers or by its constituent, the constituent being authorized by the makers, to execute this instrument on behalf of the makers.

WITNESS my hand, at office, this 9th day of March, 2001.

Notary Public

My Commission Expires: 10/25/2003