WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/07/01 15:12 2pgs
Fees:13.00 Taxes:444.00

20011207-0135231

KATHY JONES NOTARY PUBLIC AT LARGE HARFORD COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $120,000.00

James O. Oatsvall Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th Day of December, 2001

Kathy Jones
Notary Public

MY COMMISSION EXPIRES: 1-20-2002
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
David W. Kious, Attorney at Law, 321 West Main Street Lebanon, TN 37087

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James O. Oatsvall Sr. and Jean Oatsvall	Owner	Map 53-16-0
(NAME) 2601 Old Hickory Blvd	(NAME) ~~Owner~~Benders Ferry Road	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Mt. Juliet, TN 37122	Parcel 51
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, we, **James Patrick Henry and wife, Martha Sue Henry**, hereinafter called the GRANTOR(S), have bargained and sold, and by these presents do transfer and convey unto **James O. Oatsvall Sr. and Jean Oatsvall, husband and wife** herereinafter called the GRANTEE(S), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 1, Final Plat The Carl Minchey Property, a Resub of parts of Lot No. 20 of the L & C Insurance Company Subdivision of Dabbs & Elliott Property, as surveyed by Willis Land Surveying dated February 9, 1996, of record in Plat Book 8250, Page 537 of the Register's Office of DAVIDSON County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

Being the same property conveyed to James Patrick Henry and wife, Martha Sue Henry by Warranty Deed of record in Book 10619, page 766, Register's Office of Davidson County, Tennessee.

All matters as shown on plat of record in Book 8250, page 537 Register's Office of Davidson County, Tennessee.

This is unimproved ( )
improved(x) property, known as 2601 Old Hickory Blvd 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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 except for the current year property taxes which are being prorated between the parties and Grantee agreeing to pay said tax when due; 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 GRANTEE(S), 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 my/our hand(s) this 5th Day of December, 2001.

James P. Henry
James Patrick Henry

Martha Sue Henry
Martha Sue Henry

STATE OF TENNESSEE)
) ss:
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public, personally appeared James Patrick Henry and Martha Sue Henry, who is/are known to me or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 5th Day of December, 2001.

Kathey Jones
NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-20-2002

