THIS INSTRUMENT PREPARED BY/
PLEASE RETURN TO:
American Escrow Company
P. O. Box 1733
Hendersonville, TN 37077

WARRANTY DEED

Address of New Owner(s) as Follows:	Mortgagee: Send Tax Bills To:	Map-Parcel Numbers
Francis W. Eyerman 247 Blue Hills Drive Nashville, TN 37214	Cimarron Mortgage Company PO Box 12830 Jackson, MS 39263-2830	95/7/100

FOR AND IN 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,

Rondol E. Oakley and wife, Mary B. Oakley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Francis W. Eyerman, unmarried

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:

Being Lot No 47 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Said Lot No. 47 fronts 136.8 feet on the easterly side of Blue Hills Road, and extends back between lines, 187.4 feet on the southerly side, and 182.3 feet on the northerly side, to a dead line in the rear, measuring 158.0 feet thereon.

Being the same property conveyed to Rondol E. Oakley and wife, Mary B. Oakley by Deed, dated 07/23/96 of record in Book 10132, Page 299, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all restrictions and easements of record.

Davidson County DEEDWARR
Recvd: 01/28/03 12:00 2pgs
Fees:13.00 Taxes:424.76
20030128-0011519

This is improved property known as: 247 Blue Hills Drive Nashville, TN 37214

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 HANDS THIS 16th day of January, 2003

Rondal E. Oakley — Mary B. Oakley

Rondol E. Oakley **Mary B. Oakley**

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, Rondol E. Oakley and wife, Mary B. Oakley

with whom I am personally acquainted, and who acknowledged that he/he/they executed the within instrument for the purposes therein contained.

Witness my hand, at office the 16th day of January, 2003

K. J. Shelton
Notary Public

My Commission expires August 24, 2003

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires AUG 24, 2003

STATE OF TENNESSEE

COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 114,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 16th day of January, 2003

My Commission Expires: August 24, 2003

K. J. Shelton
Notary Public

K. J. SHELTON
NOTARY PUBLIC AT LARGE
SUMNER COUNTY, TENN.
My Commission Expires AUG 24, 2003