Davidson County DEEDWARR
Recvd: 09/09/04 15:51 2pgs
Fees:13.00 Taxes:488.40

20040909-0109288

WARRANTY DEED

B-JG-04-2234

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $132,000.00

Rondol E. Oakley
Affiant

Subscribed and sworn to before me, this 9th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 7/29/06

(AFFIX SEAL)

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Rondol E. Oakley	Rondol E. Oakley (NAME)	
2234 Craigmeade Circle	229 Craigmeade (ADDRESS)	95-2-142
(ADDRESS)		
Nashville, Tennessee 37214	Nashville TN 37240	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JOHN T. GLEAVES, TRUSTEE OF THE FRANCES C. GLEAVES FAMILY TRUST U/A DATED 2/6/03 (50% INTEREST) AND JOHN T. GLEAVES, TRUSTEE OF THE GLEAVES FAMILY REVOCABLE TRUST AGREEMENT DATED 2/6/03 (50% INTEREST), hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto RONDOL E. OAKLEY AND WIFE, MARY B. OAKLEY, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

BEING LOT NO. 20 ON THE PLAN OF CRAIGMEADE SUBDIVISION, SECTION 1, AS OF RECORD IN BOOK 2900, PAGE 121, REGISTER'S OFFICE FOR SAID COUNTY, AS FOLLOWS;

SAID LOT NO. 20 FRONTS 167.5 FEET ON THE NORTHWESTERLY SIDE OF CRAIGMEADE CIRCLE AND RUNS BACK 230.9 FEET ON THE NORTHEASTERLY LINE AND 241.2 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE MEASURING 208.3 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED BY WARRANTY DEED FROM HAROLD W. COLE AND WIFE, SHIRLEY CANNON COLE TO JOHN T. GLEAVES AND WIFE, FRANCES C. GLEAVES AS RECORDED ON THE 4TH DAY OF MAY, 1977 IN BOOK 5143, PAGE 740; QUITCLAIM DEED FROM JOHN T. GLEAVES AND WIFE, FRANCES C. GLEAVES TO JOHN T. GLEAVES AND FRANCES C. GLEAVES, CO-TRUSTEES OF THE GLEAVES FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED February 6, 2003 AS RECORDED ON THE 7TH DAY OF February, 2003 IN INSTRUMENT NO. 20030207-0017506; QUITCLAIM DEED FROM JOHN T. GLEAVES, TRUSTEE OF THE GLEAVES FAMILY REVOCABLE LIVING TRUST AGREEMENT, DATED February 6, 2003 TO JOHN T. GLEAVES, TRUSTEE OF THE FRANCES C. GLEAVES FAMILY TRUST U/A DATED February 6, 2003 (50% INTEREST) AND JOHN T. GLEAVES, TRUSTEE OF THE GLEAVES FAMILY REVOCABLE LIVING TRUST AGREEMENT DATED February 6, 2003 (50% INTEREST) AS RECORDED ON THE 12TH DAY OF July, 2004 IN INSTRUMENT NO. 20040712-0082928, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 2900, page 121; Book 3135, page 283; Book 6680, page 862; Book 4961, page 967, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 2234 Craigmeade Circle, Nashville, Tennessee 37214
(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 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 9th day of September, 2004.

Frances C. Gleaves Family Trust U/A dated 2/6/03

BY: John T. Gleaves, Trustee
John T. Gleaves, Trustee

Gleaves Family Revocable Living Trust Agreement dated 2/6/03

BY: John T. Gleaves, Trustee
John T. Gleaves, Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, John T. Gleaves,
with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the Trustee of the Frances C. Gleaves Family Trust U/A dated 2/6/03 and the Gleaves Family Revocable Trust Agreement dated 2/6/03, the within named bargainor, Trusts, and that he as such Trustee being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the Trusts, by himself as Trustee.

Witness my hand and official seal at
Nashville, TN
on this 9th day of September, 2004.

NOTARY PUBLIC

My Commission Expires: 7/29/06

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903