#287 - Return to:

1st

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$122000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **21ST DAY OF JULY, 2005.**

Notary Public

MY COMMISSION EXPIRES: ~~July 19, 2008.~~
(AFFIX SEAL)

My Commission Expires MAR. 31, 2007

THIS INSTRUMENT WAS PREPARED BY
ESQUIRE TITLE AND ESCROW, INC., 30 Burton Hills Blvd. Suite 200, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS A. TEMPLEMAN	Greenpoint Mortg.	**91-7-259**
(NAME)	(NAME)	
4706 MICHIGAN AVENUE	3650 Mansell Rd. Ste 440	
(ADDRESS)	(ADDRESS)	
NASHVILLE, TN 37209	Alpharetta, GA 30022	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **OAKLEY GROVES PROPERTIES**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **THOMAS A. TEMPLEMAN** and wife, Terri Sue Templeman 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:

LOT NUMBER 24, ON THE PLAN OF THE SUBDIVISION OF THE LOCKHART PROPERTY NOW OF RECORD AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY BY S.R. SANFORD, CIVIL ENGINEER, DATED DECEMBER 14, 1932 AND A SURVEY BY ERNEST MEDLIN, LICENSE NUMBER 283, THE EDGE GROUP, P.O. BOX 3447, BRENTWOOD, TN 37024, DATED MARCH 21, 2001, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF MICHIGAN AVENUE, 210 FEET EAST OF THE EASTERLY MARGIN OF 48TH AVENUE, NORTH, BEING THE CORNER OF LOT NUMBERS 24 AND 25; THENCE WITH THE LINE BETWEEN SAID TWO (2) LOTS, NORTHWARDLY 155 FEET TO THE SOUTHERLY MARGIN OF AN ALLEY; THENCE WITH THE SAME, EASTWARDLY 50 FEET TO THE CORNER OF LOT NUMBERS 23 AND 24; THENCE WITH THE LINE BETWEEN TWO (2) SAID LOTS, SOUTHWARDLY 155 FEET TO THE NORTHERLY MARGIN OF MICHIGAN AVENUE; THENCE WITH THE SAME WESTWARDLY 50 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO OAKLEY GROVES PROPERTIES BY QUIT CLAIM DEED FROM DANIEL OAKLEY, OF RECORD IN INSTRUMENT NO. 20050120-0007412, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ☐

This is improved ☒ property, known as **4706 MICHIGAN AVENUE, NASHVILLE, TN 37209**
(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 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 **my hand** this **21st day of July, 2005.**

OAKLEY GROVES PROPERTIES

By: _____
DANIEL OAKLEY, Partner

By: _____
CURTIS M. GROVES, PARTNER

Davidson County DEEDWARR
Recvd: 08/01/05 13:52 2 pgs
Fees:13.00 Taxes:451.40

20050801-0089679

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **DANIEL OAKLEY**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be one half equal share partner of **Oakley Groves Properties**, and to the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as Partner for the Oakley Groves Properties' free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **21st day of July, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public

STATE OF **TENNESSEE**

COUNTY OF **DAVIDSON**

Before me, the undersigned, of State and County aforesaid, personally appeared **CURTIS M. GROVES**, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be one half equal share partner of **Oakley Groves Properties**, and to the person who executed the foregoing instrument for the purpose therein contained, and that he executed the same as Partner for the Oakley Groves Properties' free act and deed.

Witness my hand and official seal at **Nashville,** Tennessee this **21st day of July, 2005.**

Commission expires: **July 19, 2008**

JUSTIN TATUM Notary Public