This Instrument Prepared By:
Thomas I. Bottorff
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

BOX 15

ADDRESS NEW OWNER:
Jonathan B. Oaks
1105 Langley Place
Brentwood, Tennessee 37027

SEND TAX BILL TO:

MORTGAGEE:
AMSOUTH BANK
2050 PARKWAY OFFICE CIRCLE
BIRMINGHAM, AL 35244

MAP	171
GROUP	3A
PARCEL	154

Davidson County DEEDWARR
Recvd: 09/02/05 15:52 2 pgs
Fees:13.00 Taxes:1147.00
20050902-0106110

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **William R. Hammons and wife, L. Nicole Hammons,** hereinafter called the "GRANTORS", have bargained and sold, and by these presents, do hereby transfer and convey unto **Jonathan B. Oaks and wife, Grace M. Oaks**, 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:

Land in Davidson County, Tennessee, being Lot No. 84 on the Plan of Section 6A, Fredericksburg, of record in Plat Book 9700, page 150, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to William R. Hammons and wife, L. Nicole Hammons by deed from John F. Powell and Renae Powell, both unmarried of record in Instrument #20040407-0039333, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2005 and subsequent years.

This is **improved** property known as **1105 Langley Place, Brentwood, Tennessee 37027.**

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, GRANTORS do covenant with the said GRANTEES that they 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, GRANTORS, do further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, and 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 the **31st** day of **August, 2005.**

William R. Hammons

L Nicole Hammons

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public in and for said County and State, **William R. Hammons and wife, L. Nicole Hammons**, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 31st day of August, 2005.

Robert M. Loffi
NOTARY PUBLIC

ROBERT M. LOFFI NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7/19/2008

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $310,000.00.

AFFIANT

Subscribed and sworn to before me on this 31st day of August, 2005.

NOTARY PUBLIC

My Commission Expires: 1/26/2008

LEE E. CRANFORD NOTARY PUBLIC AT LARGE STATE OF TENNESSEE