Return
McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

RUSSELL JOHN McCA
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIA
MY COMMISSION EXPIRES JULY 18, 2009

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $135,000.00

Nancy Frost Oakes
Affiant

Subscribed and sworn to before me, this 30th day of July, 2007.

Notary Public

Expiration of commission.

Davidson County DEEDWARR
Recvd: 08/02/07 10:42 2 pgs
Fees:13.00 Taxes:499.50
20070802-0091875

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Jimmy W. DeLoach **Darcia DeLoach**	**GMAC Mortgage**	**150-01-0-123**
507 Rural Hill Road	**103 Continental Place, Suite 120**	
Nashville, TN 37217	**Brentwood, TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Nancy Frost Oakes, married

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

Darcia DeLoach and Jimmy W. DeLoach, wife and husband

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. 20 on the Plan of Edge-O-Lake Estates, Section 4, as of recordi n Book 3600, Page 87 and 88, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Amos Neil Hollman and wife, Nancy M. Hollman by Warranty Deed from Robert L. Kline and wife, Lola S. Kline, dated April 21, 1969, of record in Book 4327, Page 405, Register's Office for Davidson County, Tennessee.

Amos Neil Hollman conveyed his interest in said property by Quitclaim Deed to Nancy M. Hollman, dated January 28, 1976, of record in Book 4996, Page 86, Register's Office for Davidson County, Tennessee.

Nancy M. Hollman having since married and is now known as Nancy Frost Oakes.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 3600, Page 87 and 88, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 3836, Page 23, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 507 Rural Hill Road, Nashville, TN 37217.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor is lawfully seized and possessed of said real estate, has full power and authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as aforesaid; and Grantor will forever warrant and defend the same against the lawful claims of all persons whomsoever.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 30th day of July, 2007.

Nancy Frost Oakes

Nancy Frost Oakes

*William E. Oakes, spouse of Nancy Frost Oakes, joins in the execution of this instrument for the purpose of conveying his/her marital interests, if any, in subject property.

William E. Oakes

William Oakes

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public of said County and State, Nancy Frost Oakes and husband, William E. Oakes , the within named sellers, with whom I am personally acquainted (or proved to me their identity on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2007.

RUSSELL JOHN McCANN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

Notary Public

My Commission Expires:

MY COMMISSION EXPIRES: JULY 18, 2009

File #: **06937-JM**

RECORD & RETURN TO:

McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027