BILL GARRETT, Davidson County
Trans:T20090065732 DEEDWARR
Recvd: 09/28/09 09:36 3 pgs
Fees:18.00 Taxes:2331.00
20090928-0089634

THIS INSTRUMENT PREPARED BY:
MARTIN C. GINER, Attorney
213 Third Avenue North
Nashville, TN 37201
615.259.9222

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill to:	Map/Parcel Nos.
C. Wayne Oakes and Norma B. Oakes 5804 Chase View Rd. Nashville, TN 37221	Same	Map 156-13-D Parcel 13.00

FOR AND IN CONSIDERATION of the sum of Six Hundred Thirty Thousand Dollars and no/100 ($630,000.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Daniel H. King Sr. and Donna J. King (the "Grantors") have bargained and sold and by these presents do transferred and convey to C. Wayne Oakes and Norma B. Oakes (the "Grantees"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 3 on the plan of Revision Three Final Plat for Chase Creek, as of record in Instrument No. 20050725-0086191, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Daniel H. King Sr. and Donna J. King by Deed from Patrick Malone of record in Instrument No. 20000508-0046429 Register's Office for Davidson County, Tennessee.

NOTE: The legal description set forth above is the same property description contained in the previously recorded instrument and no new boundary survey is available or performed in connecting with this transaction.

Possession of Property is upon delivery of the Deed. 2009 taxes to be prorated.

This conveyance is subject to the following (the "Permitted Exceptions"):

1. A lien for 2009 real property taxes, which have been prorated and are to be paid at closing
2. By acceptance of the deed, Grantees acknowledge that they have satisfied themselves as to the condition of the property and all of the systems contained therein or associated therewith, including but not limited to appliances, electrical systems and fixtures, window air conditioning units, heating and air conditioning equipment, water heaters, plumbing systems and fixtures, septic systems and overflow fields, security systems, and roof. .
3. Declarations, covenants, conditions and restrictions of record in Book 7241 Page 616 and Book 10659 Page 914 Register's Office Davidson County Tennessee
4. Charter to the Homeowner's Association of record in Book 10391 Page 570 said Register's Office.
5. Easement to Bell South Telecommunication in record in Book 10767 Page 5 said Register's Office.
6. Court Order regarding the removal of sidewalks of record in Instrument No. 20050722-0085740 said Register's Office.
7. Public Utility Easement to Harpeth Valley Utility District of record in Book 10232 Book 329 Register's Office for Davidson County Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantees, their successors 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 in unencumbered, except as to Permitted Exceptions or as otherwise set forth herein. And I do further covenant and bind ourselves, our heirs and assigns, to warrant and forever defend the title to the said land to the said Grantees, their successors and assigns, against the lawful claims of all persons, whomsoever.

WHENEVER used, the singular number shall include the plural, the plural, the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, I have ~~set our hands~~ on this 24th day of September 2009.

Daniel H. King, Sr.

Donna J. King

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Daniel H. King Sr. the within named bargainer, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of September 2009.

MARTIN C. GINER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 3-10-2012

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, Donna J. King, the within named bargainer, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 24th day of September 2009.

MARTIN C. GINER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 3-10-2012

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $630,000.00.

Charles W. Oakes

AFFIANT

Sworn to and subscribed before me
this 24th day of January, 2009.

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public
My Commission Expires: 5-10-2012