BILL GARRETT, Davidson County
Trans:T20100028173 DEEDWARR
Recvd: 05/11/10 09:34 2 pgs
Fees:13.00 Taxes:939.80
20100511-0036035

Prepared By & Return To:
Clarity Title, LLC
613 Gaylemore Drive
Goodlettsville, TN 37072
10-0106

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 254,000.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 30th DAY OF April, 2010.

Notary Public

Commission Expiration: 5/4/11

QUENN N. CAVNAR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Michael E. Shannon	Michael E. Shannon	141-000 06400
7919 Hooten Hows Road	7919 Hooten Hows Road	
Nashville, TN 37221	Nashville, TN 37221	

WARRANTY DEED

FOR AND IN 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,

Charles Wayne Oakes and wife, Norma B. Oakes

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Michael E. Shannon

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. 8, on the Plan of Hibbett Acres as of record in Book 4300, page 97, said Register's Office.

Said Lot No. 8 fronts 135.00 feet on the southerly margin of Hooten Hows Road and extends back between lines 610.84 feet on the southwesterly line and 607.97 feet on the northeasterly line to a dead line in the rear on which it measures 135.03 feet.

Being the same property conveyed to Charles Wayne Oakes on 12/28/1973, by deed from X-L Distributing Co., Inc., Profit Sharing Trust, filed for record on 01/08/1974 in Book 4779, page 285, Register's Office for Davidson County, Tennessee.

The said Norma B. Oakes joins in this conveyance for the purpose of conveying any and all interest she may have in said property by virtue of her marriage to Charles Wayne Oakes.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all

applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

This is improved property known as 7919 Hooten Hows Road, Nashville, Davidson County, Tennessee 37221.

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 unemcumbered, 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 30th day of April, 2010.

Charles Wayne Oakes

Charles Wayne Oakes

Norma B. Oakes

Norma B. Oakes

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles Wayne Oakes and wife, Norma B. Oakes**, with whom I am personally acquainted (or proved to me 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 and official seal at Brentwood, Tennessee this 30th day of April, 2010.

Notary Public

QUENN N. CAVNAR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Commission Expiration: 5/4/11