File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

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Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20110043445 DEEDWARR
Recvd: 07/19/11 11:05 3 pgs
Fees:18.00 Taxes:1572.50
20110719-0055115

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref:(DM) Title No: 50942
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Doris T. Fleischer 3901 West End Ave., Unit 408 Nashville, Tennessee 37205	SAME

TAX MAP-PARCEL NUMBERS: 103160A00500CO

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$425,000.00** , cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **John Lyle Oxford, Trustee of the Oxford Living Trust-U/a/d July 22, 1996, amended December 4, 2001 and amended and restated on November 30, 2005, and John Craig Oxford, individually**, hereinafter called the **Grantor**, have bargained and sold, and by these presents do hereby transfer and convey unto **Doris T. Fleischer** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

A Condominium Apartment in Davidson County, Tennessee, being **Unit No. 408** of Rokeby Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, ash shown on the Plan of record in Book 5050, page 16, amended in Book 5060, page 143, Register's Office for said County, to which source reference is hereby made for more complete details of description, together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the Condominium, **including Parking Space 49**.

Being the same property conveyed to John Lyle Oxford and Wanda Oxford, Trustees under the Oxford Living Trust by General Warranty Deed from David Benton Jacobs, dated August 23, 1999 and recorded on August 24, 1999, of record in Book 11632, page 932, Register's Office for Davidson County, Tennessee. Wanda Oxford has since died. According to the terms of the Second Amendment and Restatement of the Oxford Living Trust, John Lyle Oxford became the sole trustee of the Oxford Living Trust upon the death of Wanda Oxford, and, as Trustee, is

empowered to convey real property owned by the Trust. John Lyle Oxford, Trustee, conveyed a 29.4% interest in subject property to John Craig Oxford by Quitclaim Deed of record as Doc. No. 20110719-0055114, Register's Office for Davidson County, Tennessee.

Description Reference: Described from information contained in recorded condominium documents.

This conveyance is subject to: Taxes for 2011, and subsequent years; The Plan, with Owner's Certificate, of record in Book 5050, page 16, amended in Book 5060, page 143, said Register's Office, which Plan shows minimum building set back lines and easements and to which Plan reference is hereby made for a more complete description.: The provisions of the condominium Master Deed of record in Book 4829, page 138, Book 4983, page 98, Book 5096 page 409, and Doc. No. 20060717-0085390, corrected in Doc. No. 20060724-0089036 and Book 9828, page 213, and amendment to by laws in Doc. No. 20060110-0003792, said Register's Office, which submits said property to a Horizontal Property Regime pursuant to the provisions of the Tennessee Horizontal Property Act and sets forth restrictions, assessments, liens and other matters.

This is improved property, known as: 3901 West End Avenue Unit 408, Nashville, Tennessee 37205

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of July, 2011.

John Lyle Oxford, Trustee of the Oxford Living Trust

John Craig Oxford

RHONDA G. HARSHBARGER NOTARY PUBLIC COMM. EXP. FEB. 3, 2015 LONOKE COUNTY, ARKANSAS

State of ARKANSAS

County of PULASKI

On this 8th day of July, 2011 , before me the undersigned authority, personally appeared John Lyle Oxford, Trustee of the Oxford Living Trust and John Craig Oxford , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 2/3/2015

Notary

State of TENNESSEE

County of DAVIDSON

On this 15th day of July, 2011 , before me the undersigned authority, personally appeared John Craig Oxford , to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: 

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE

County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $425,000.00

Affiant

Sworn and subscribed before me this the 15th day of July, 2011

My Commission Expires: 

MY COMMISSION EXPIRES:
March 3, 2015

Notary Public