FORM NO. WD-1

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF July, 19 76

Notary Public

MY COMMISSION EXPIRES: May 30, 1979

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
ALAN L. SATURN, Esq. 24th Floor, First American Center, Nashville, Tenn. 37238
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THOMAS C. OAKLEY, et ux (NAME)	GUARANTY MORTGAGE COMPANY DIVISION	MAP 147-6
4814 Overcrest Drive (STREET ADDRESS OR ROUTE NUMBER)	First American National Bank 10th Floor, First American Center (STREET ADDRESS)	PARCEL 93
Nashville, Tennessee 37211 (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37238 (CITY) (STATE) (ZIP)	Field Book No. 6DU-20375

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, JAMES G. GRIFFIN, survivor tenant by the entirities,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THOMAS C. OAKLEY, et ux
FRANCES M. OAKLEY

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:

BEING Lot No. 27 on the Revised Plan of Caldwell Hall, Section I, as of record in Book 2900, pages 57, 58 and 59, Register's Office for said County.

SAID Lot fronts 80 feet on the east side of Overcrest Drive and runs back 183.6 feet on the north line and 165.5 feet on the south line to a dead line in the rear on which it measures 80 feet.

BEING the same property conveyed to James G. Griffin and wife, Irene G. Griffin by deed from Hermitage Homes, Inc., a Tennessee Corporation, of record in Book 3706, page 267, Register's Office for Davidson County, as corrected by deed of correction of record in Book 3710, page 307, said Register's Office, the said Irene G. Griffin having since died.

Mable Davis Straaun Griffin present wife of James G. Griffin joins in this conveyance.

This is unimproved ( ) improved (X) property, known as 4814 Overcrest Drive, Nashville, Tennessee 37211
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

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 unencumbered, 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 hand this 2nd day of July, 19 76

James G. Griffin Mable Davis Straaun Griffin

JAMES G. GRIFFIN

STATE OF TENNESSEE
Davidson County

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JAMES G. GRIFFIN, et ux Mable Davis Straaun Griffin

the bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 8th day of July 19 76

Commission expires May 30, 1979

Helen D. Seals
Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (their several oaths) (his oath) acknowledged (themselves) (himself) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19__.

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM JAMES G. GRIFFIN, et ux

TO THOMAS C. OAKLEY, et ux

FRANCES M. OAKLEY

D 60505

IDENTIF. REFERENCE

JUL 28 10 22 AM '76

REGISTER
DAVIDSON CO., TENN.

JUL 28 76	CONV	35,000.00			
JUL 28 76	S'TAX		B*	91.00	
JUL 28 76	PR'FEE		B*	.50	
JUL 28 76	W'DEED		B*	4.00	* 95.50

Attorneys Title Company
Titles Guaranteed
NASHVILLE, TENN.

File: George E. Mudter, Jr., Atty