This instrument was prepared by Jerry W. Hamlin, Atty., Ashland City, Tenn.

WARRANTY DEED

BOOK 5374 PAGE 157

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mr. & Mrs. A. C. Oakley (NAME)	Same (NAME)	91-15
6611 Wilbrich Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par 36
Nashville Tn. (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of NINETEEN THOUSAND AND NO/100 ($19,000.00)

of which FOUR THOUSAND AND NO/100 ($4,000.00) *Dollars,*
has been paid in cash, the receipt of which is hereby acknowledged, and for the balance, $15,000.00, A. C. Oakley and wife, Ethel Oakley, have executed their note of even date herewith payable to the order of Guy Oakley and wife, Ruby Oakley, payable in two annual installment of $7,500.00 each, due on or before December 8, 1979, and December 8, 1980, Said note bears 9% interest from date, payable annually, and to secure payment of said note, a lien is expressly retained on the land hereby conveyed, we, Guy Oakley and wife, Ruby Oakley,

have this day bargained and sold, and do hereby transfer and convey unto the said A. C. Oakley and wife, Ethel Oakley, and their *(successors), heirs and assigns.*

certain real estate in Davidson County, Tennessee, as follows:

Beginning at a point in the S. margin of Charlotte Pike, said point being S. 69° 59' W. 200 feet from the intersection of Charlotte Pike and 53rd. Avenue, N. and theN. W. corner of the lot from which this is taken; thence with W. boundary line of lot and A. C. Oakley's E. line, S. 17° 45' E. 110.5 feet to a point, the S. W. corner of lot from which this is taken; thence N. 74° 23' E. 30.3 feet to an iron pin, a new corner; thence with new line, N. 17° 15' W. parallel to and 30 feet from the original W. boundary of this lot, in all 112 feet to an iron pin, a new corner in the S. margin of Charlotte Pike; thence with Charlotte Pike, S. 69° 59' W. 30 feet to the point of beginning.
And being part of the same land conveyed to Guy Oakley and wife, Ruby Oakley, by deed from A. C. Oakley and wife, et al, of record in Book 2881, Page 355, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 19,000.00

Subscribed and sworn to before me, this the 13 day of December 1978

(Affiant) A. C. Oakley

My commission expires: (Affix Seal)

Notary Public E. Barnes Notary Pub.

This is improved ( ) unimproved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said A. C. Oakley and wife, Ethel Oakley, and their *(successors), heirs and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

We *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* A. C. Oakley and wife, Ethel Oakley and their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hand s this 8th day of December, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Guy Oakley

Ruby Oakley

BOOK 5374 PAGE 158

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ DICKSON }

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State,* Guy Oakley and wife, Ruby Oakley

the within named bargainor, 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 Dickson, *Tennessee, this* 8th *day of* December, *19*78.

Wanda Wilkins *Notary Public*

Commission expires Dec 6 1982

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* ....self *to be* ..... *of the* ..... *the within named bargainor, a corporation, and that* ....he *as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* ....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

DEC 12 78	CONV	19,000.00				
DEC 12 78	MORT'G	15,000.00				
DEC 12 78	S'TAX		B*	49.40		
DEC 12 78	S'TAX		B*	13.00		
DEC 12 78	PR'FEE		B*	.50		
DEC 12 78	W'DEED		B*	4.00	*	66.90

WARRANTY DEED

FROM
GUY OAKLEY AND WIFE,
~~XXX~~
RUBY OAKLEY
TO
A. C. OAKLEY AND WIFE,
ETHEL OAKLEY

F. 0 4 7 3 9

IDENTIF. REFERENCE

DEC 12 11 53 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238