(2)

THIS INSTRUMENT PREPARED BY: R. DAVID LUDWICK
Barksdale, Whalley, Gilbert & Frank, Seventh Floor, Third National Bank Building
Nashville, Tennessee 37219

BOOK 5440 PAGE 917

8725

05/25/83 0757 -05*57 0 REC'D

WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Barry P. Oxford & wife, Mary C. Oxford	Third National Mtg.	117-9
3603 Hilldale Dr.	P. O. Box 2628	118
Nashville, TN. 37215	Nashville, TN 37219	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by BARRY OXFORD and wife, MARY OXFORD, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, GILBERT NAYLOR SMITH have this day bargained and sold, and do hereby transfer and convey unto the said BARRY OXFORD and wife, MARY OXFORD, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 4, Section 2, Blackberry Hollow as shown on plat recorded in Book 5200, page 157, Register's Office, Davidson County, Tennessee, being bounded on the south by Sycamore Lane cul-de-sac, on the west by Lot No. 3, on the north by Woodmont Acres, on the east by Lot No. 5 and Gilbert Smith being more particularly described as follows:

BEGINNING at a point in the north cul-de-sac right-of-way of Sycamore Lane, said point being a common corner with Lot No. 3 and being the southwest corner of the lot herein described; thence with Lot No. 3 north 35° 18' 33.3" west 145.00 feet, north 05° 40' 51.3" east 61.62 feet to a corner common with Lot No. 3 in the south line of Woodmont Acres; thence with Woodmont Acres south 84° 19' 08.7" east 258.15 feet to a corner common with Gilbert Smith in the south line of Woodmont Acres; thence with Gilbert Smith and Lot No. 5 south 05° 40' 51.3" west 63.69 feet, south 47° 35' 28.8" west 145.00 feet to a corner common with Lot No. 5 in the north cul-de-sac right-of-way of Sycamore Lane; thence with the cul-de-sac right-of-way to Sycamore Lane on a curve to the left 72.34 feet (radius 50.00 feet) to the point of beginning, containing 0.763 acres, more or less.

Lot No. 4 is subject to a 5-foot utility and drainage easement on the east and west, a 10-foot utility and drainage easement on the north, and electric guy easements on the south as shown on the above referenced plat of Section 2, Blackberry Hollow.

Gilbert Naylor Smith also grants a right-of-way, for driveway purposes only, following the existing rear driveway and commencing at the northeastern corner of the property conveyed hereby, and extending to Hilldale Drive, which grant is to Barry Oxford and wife, Mary Oxford only, and is not transferrable nor subject to encumbrance and terminates upon the death of the survivor of the grantees or the transfer of any or all of the property or rights conveyed by this deed, whichever shall first occur. G.N.Smith being twenty five feet (25') in width, one hundred forty one feet (141') in length and .081 Acres,

For and in consideration of the payment of Ten Dollars ($10.00), Gilbert Naylor Smith hereby grants to Barry Oxford and wife, Mary Oxford, the right to purchase ~~an easement of ingress and egress over~~ the property constituting said right-of-way, if Adele Y. Smith or her heirs, sells her property adjoining said right-of-way; said grant is conditioned upon the hereinafter stated obligations of Barry Oxford and wife, Mary Oxford, regarding maintenance and tax payments. G.N.Smith

For and in consideration of all of the above rights and options, Barry Oxford and wife, Mary Oxford hereby agree to maintain said right-of-way and easement, if purchased, and pay any, full or pro rata, tax increases with regard thereto. In the event of default of the above, this right-of-way and any options to purchase, whether exercised or not, may be terminated by Adele Y. Smith, or her heirs, without notice by the recording of an instrument to such effect in the Registers Office, Davidson County, Tennessee.

The parties hereto, Gilbert Naylor Smith and Barry Oxford and wife, Mary Oxford, acknowledge the grant hereby to Barry Oxford and wife, Mary Oxford, of a driveway easement, perpetual and running with the land, between Lot No. 4 and Lot No. 5, Section 2, Blackberry Hollow, approximately 10 feet wide and 80 feet long on the southeastern line of said Lot No. 4 and being on said Lot No. 5 along the northwestern line of said Lot.

The above described property is part of the property conveyed to Gilbert Naylor Smith by deed from Vera J. Greve, of record in Book 4148, page 916, 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 $185,000.00.

Subscribed and sworn to before me this 24th day of May, 1979.

Affiant

My commission expires:

4/21/80

Notary Public

MARY ENSOR NOTARY PUBLIC AT LARGE

This is improved property, known as 3603 HILLDALE DR, NASHVILLE, TN.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said BARRY OXFORD and wife, MARY OXFORD, their successors, heirs and assigns forever, I covenant that I am lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except by instruments of record.

I further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said real estate to said BARRY OXFORD and wife, MARY OXFORD, their successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 24th day of May, 1979.

GILBERT NAYLOR SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Ensor, a Notary Public in and for said County and State, GILBERT NAYLOR SMITH, the within named bargainor with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee this 24th day of May, 1979.

My commission expires:

4/21/80

Notary Public

MARY ENSOR NOTARY PUBLIC AT LARGE

I, MARY JANE MARTIN SMITH hereby join in the conveyance by GILBERT NAYLOR SMITH of Lot No. 4, Blackberry Hollow, Section 2, to BARRY P. OXFORD and wife, MARY C. OXFORD, for the purpose of conveying any rights I may have in said property.

WITNESS MY HAND, this 24th day of May, 1979.

Mary Jane Martin Smith
MARY JANE MARTIN SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Mary Ensley, a Notary Public in and for said County and State, MARY JANE MARTIN SMITH, the within named bargainor with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at Nashville, Tennessee this 24th day of May, 1979.

Mary Ensley
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My commission expires:

4/21/80

F. 3. 1. 2. 8. 3

T
IDENTIF. REFERENCE

MAY 25 2 44 PM '79
FELIX Z. WILSON CT REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5440 PAGE 920

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			185000.00-	CO
			481.00	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 487.50-
5278A	05/25/79			BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 3. 1. 2. 8. 3.

IDENTIF. REFERENCE

MAY 25 2 44 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 686330