This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5567 PAGE 614

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Roy W. Oaks and wife, Debbie M. Oaks	Loomis & Nettleton Co.	147-5-4
(NAME) 4834 Briarwood Drive,	(NAME) 3200 Pacific Ave.	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37211	(STREET ADDRESS) Virginia Beach, Va. 23451	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100----------
----------($10.00)---------- *Dollars,*

cash in hand paid by Roy W. Oaks and wife, Debbie M. Oaks and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged, and for a further consideration the said Roy W. Oaks and wife, Debbie M. Oaks have assumed and agree to pay the unpaid balance of an original indebtedness in the amount of $19,800.00, secured by deed of trust of record in Book 3590, page 171, Register's Office for Davidson County, Tennessee,

We, C. William Junker and wife, Patsy H. Junker

have this day bargained and sold, and do hereby transfer and convey unto the said Roy W. Oaks and wife, Debbie M. Oaks *the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being Lot No. 559 on the Plan of Section XIV, Caldwell Hall, as of record in Book 3300, page 77, Register's Office for Davidson County, Tennessee.
Said Lot No. 559 fronts 95 feet on the easterly side of Briarwood Drive and runs back 308.75 feet on the northerly line and 334.35 feet on the southerly line to a dead line in the rear on which it measures 126 feet.

Being the same property conveyed to C. William Junker and wife, Patsy H. Junker by deed from Kennedy Corporation, of record in Book 3569, page 627, said Register's Office.

This conveyance is subject to the recorded plan which shows an Owner's Certificate, 40-foot setback line from Briarwood Drive, a 25-foot easement for utilities and drainage, 10-foot easement for public utilities adjacent to the power line easement, 25-foot easement for drainage, a 15-foot easement for drainage, a graduated easement for utilities and drainage, and anchor easement 2 x 30 feet on Briarwood Drive; an easement for TVA power line or lines of record in Book 1174, page 235, said Register's Office; and restrictive covenants of record in Book 3433, page 100, and amended in Book 3436, page 335, said Register's Office.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 76,500.00

Subscribed and sworn to before me, this the 18th day of Feb. 1980

Affiant Roy W. Oaks

My commission expires: 4/21/80 (Affix Seal)

Notary Public Mary Ennis

unimproved ( )
This is improved (X) property, known as 4834 Briarwood Drive, Nashville, Tennessee 37211
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees 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 except for 1980 taxes which are prorated and assumed by the purchasers.

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

Whenever 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 our hands this 18th *day of* February *19* 80 *, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

C. William Junker

Patsy H. Junker

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 5567 PAGE 615

Personally appeared before me, Mary Emery *a Notary Public in and for said County and State,* C. William Junker and wife, Patsy H. Junker

*the within named 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* 18th *day of* Feb. *, 19* 80

Commission expires 4/21/80 Mary Emery *Notary Public*

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 .....

Return to Chicago Title 23782

WARRANTY DEED

FROM
C. William Junker and wife,
Patsy H. Junker

TO

Roy W. Oaks and wife,
Debbie M. Oaks

3353 02/1?/205.40- CHECK

F 7 6 9 6 2

IDENTIF. REFERENCE

FEB 19 3 16 PM '80

FELIX ZANDER ID REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center

Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

Book 5567 PAGE 616

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			76500.00- CO	
			196.90 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 205.40-	
3353A02/19/80			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 76962

IDENTIFICATION REFERENCE

FEB 19 3 16 PM '80

REGISTER
DAVIDSON COUNTY, TENN.

No. 742645