This Instrument prepared by: Stephen M. Kelly, Esq., One Vantage Way, Suite 220 Nashville, Tennessee, 37228

WARRANTY DEED

BOOK 5601 PAGE 151

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
BARRY P. OXFORD and wife	SAME	Map 117-09
MARY C. OXFORD 3603 Hilldale Drive	(NAME)	Parcel 121
(STREET ADDRESS OR ROUTE NUMBER) Nashville,TN., 37215	(STREET ADDRESS)	07 DA 35430
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $6,000.00.

Barry P. Oxford
Barry P. Oxford

Sworn to and subscribed before me this 21st day of April, 1980.

Pamela Bucker Welch
Notary Public

My Commission Expires: July 18, 1982

PAMELA BUCKER WELCH NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand, paid by BARRY P. OXFORD and wife, MARY C. OXFORD, and other good and valuable consideration, the receipt of which is hereby acknowledged, we GILBERT NAYLOR SMITH, et ux, MARY JANE MARTIN SMITH, hereinafter called GRANTORS, have bargained and sold, and by these presents do hereby transfer and convey unto BARRY P. OXFORD et ux, MARY C. OXFORD, hereinafter called GRANTEES, their heirs, successors and assigns, the following described land set forth in Exhibit "A" attached hereto and incorporated herein by reference, "Easement Property".

Said transfer is conditioned upon GRANTEES herein granting a perpetual easement to Sally F. McClellan, upon her purchasing, building upon and occupying Lot 5, Section II Blackberry Hollow as shown on Plat Book 5200, Page 157, Register's Office of Davidson County, Tennessee, adjacent to said driveway and causing such driveway to be properly covered with asphalt or other hard surface material capable of withstanding normal residential vehicular traffic, and which easement shall run with the land so long as Sally F. McClellan, and Grantees, their heirs, successors and assigns shall share equally in the maintenance of said Easement in a reasonable and well repaired condition. Grantees hereunder shall pay any and all taxes or assessments and shall hold Grantors harmless with regard to any matter, governmental or otherwise hereafter arising.

TO HAVE AND TO HOLD the said land and improvements, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, their successors and assigns, forever; and GRANTORS do hereby covenant with said GRANTEES that GRANTORS 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 GRANTORS do further covenant and bind themselves, their successors and assigns, to warrant and forever defend the title, to the said land to said GRANTEES, their successors and assigns, agains the lawful claims of all persons whomsoever.

8598 [illegible] CHECK

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IN WITNESS WHEREOF, GRANTORS have caused this Deed to be executed this 17 day of April, 1980.

GILBERT NAYLOR SMITH

et ux, MARY JANE MARTIN SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named, GILBERT NAYLOR SMITH, et ux MARY JANE MARTIN SMITH, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS may hand and official seal at Nashville, Tennessee, this 17th day of April, 1980.

Deanna Lynn
Notary Public

My Commission Expires: 4-18-82

RUSH

F 8 9 0 7 5

IDENTIF. REFERENCE

MAY 12 3 49 PM '80

DAVIDSON COUNTY, TENN.

EXHIBIT "A"

All that tract or parcel of land lying in the 7th Civil District, Nashville, Davidson County, Tennessee, as more particulary described on plat of survey prepared by Robert Lyle Sylar, dated April 17, 1979, entitled "Final Plat Section II Blackberry Hollow", recorded in Book 5200, page 157, Register's Office of Davidson County, Tennessee, as more particularly described as follows:

Beginning from the northeast corner of the intersection of Valley Brook Place and Hilldale Drive, running North 83 degrees 57 minutes 46.4 seconds West, a distance of 217 feet, more or less, to a monument, running thence North 06 degrees 08 minutes 13.6 seconds East, a distance of 362.96 feet, more or less, to a monument, the True Point of Beginning, thence from the True Point of Beginning thus established, South 84 degrees 19 minutes 08.7 seconds East, a distance of 250.0 feet, more or less, to a point being the northeast intersection of the Easement Property with Hilldale Drive; thence South 07 degrees 45 minutes 45.4 seconds West, a distance of 25.0 feet, more or less, along the eastern right of way of Hilldale Drive to the southeastern intersection of the Easement Property with Hilldale Drive to a point; thence North 84 degrees 19 minutes 08.7 seconds West, a distance of 391.25 feet, more or less, to a point; thence North 6 degrees 08 minutes 13.6 seconds East, a distance of 25.0 feet, more or less, to a point; thence South 84 degrees 19 minutes 08.7 seconds East, a distance of 141.45 feet, more or less, to the True Point of Beginning.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5601 PAGE 154

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
			60000.00- CO	
			15.60 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	25.10-
			8590405/12/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F89075

IDENTIF. REFERENCE

MAY 12 3 50 PM '80

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 757312