Please mail to John R Oakley 1707 Acklen Ave apt A-1 Nash 37212

This Instrument Prepared By:
J. M. GRISSIM
Attorney at Law
323 Union Street
Nashville, Tennessee 37201

WARRANTY DEED

BOOK 6546 PAGE 878

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
John R. Oakley 1219 17th Ave. South Nashville, Tenn.	SAME	104-4-119

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ANNIE W. FLOYD, has bargained and sold and by these presents does transfer and convey unto the said JOHN R. OAKLEY, the Grantee herein, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the southerly 35 feet of Lot No. 2 and the northerly 40 feet of Lot No. 3 on the Plan of Eastman's Subdivision of the southerly part of Lot No. 31 in O. B. Hayes Plan of Large lots, as of record in Book 332, page 84, Register's Office for Davidson County, Tennessee.

Said parts of said Lots Nos. 2 and 3 front together 75 feet on the westerly side of 17th Avenue South, formerly Addison Street, and run back between parallel lines 158 feet to an alley.

Being the same property conveyed to Annie W. Floyd, by deed from Porter Floyd, of record in Book 6389, page 812, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever. And I do covenant with the said Grantee that I am 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 I do further covenant and bind myself, my heirs and assigns to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

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.

Porter Floyd, husband of Grantor joins in this conveyance.

Annie W. Floyd
ANNIE W. FLOYD

Porter Floyd
PORTER FLOYD

J01149

IDENTIF. REFERENCE

MAY 2 10 49 AM '85

DAVIDSON COUNTY, TN

3326

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Annie W. Floyd and Porter Floyd, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainors, and who upon upon oath acknowledged that they executed the foregoing instrument for the purpose contained therein.

Witness my hand and seal, at office in Nashville, Tennessee, this 1st day of May, 1985.

Gail H. Moore
NOTARY PUBLIC

My Commission Expires: 1-18-87

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ ✓ 235,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

J. M. Floyd
Affiant

Sworn to and subscribed before me this

1st day of May, 1985.

Gail H. Moore
NOTARY PUBLIC

My Commission Expires: 1-18-87

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

RECEIVED OF _____

FOR _____

BOOK 6546 PAGE 880

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

225000.00- CAMT.
565.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 591.50-
3626A05/02/86 BAL = .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 0 1 1 4 9

IDENTIF. REFERENCE

MAY 2 10 49 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 130420