THIS INSTRUMENT WAS PREPARED BY
LAW OFFICES OF
McKINNEY, DAVIS & HART
Suite One 1302 Gallatin Road, North
Madison, Tennessee 37115

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Frank M. Oakley, Jr. (NAME)	Same (NAME)	43-5
915 Gallatin Road, North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	1-2
Madison, Tennessee 37115 (CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of Forty-Seven Thousand Five Hundred ($47,500)---------- DOLLARS

We, FRANK M. OAKLEY and wife, LETA M. OAKLEY

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have bargained and sold, and by these presents do transfer and convey unto the said FRANK M. OAKLEY, JR. and wife, JEANIE B. OAKLEY

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

TRACT NO I: Being part of a tract of .94 acres lying on the west side of Gallatin Pike, as shown on the Map of Bransford Realty Company's Amqui Subdivision as of record in Book 421, pages 38 and 39, Register's Office for said County, and described as follows:
BEGINNING at a point in the westerly margin of Gallatin Pike, as widened, 31-1/2 feet north from Amqui Station Road; thence westerly 158 feet, more or less, to the east margin of the L & N Railroad right-of-way being 32 feet north of the northerly margin of Amqui Station Road; thence along said railroad right-of-way northerly 76 feet to a corner of the property conveyed to H. H. Richardson and wife, of record in Book 1284, page 307, said Register's Office; thence along Richardson's south line 111 feet to a point; thence southerly 13 feet to a point which is 2 feet south of a concrete block building; thence easterly 29 feet, more or less, to the westerly margin of Gallatin Pike as widened; thence with the margin of the same southerly 59-1/2 feet to the building.
Being the same property conveyed to H. Clay Travis and wife, Georgia B. Travis, by deed from James L. Hall and wife, as of record in Book 2298, page 307, said Register's Office.

(CONTINUED)

This is unimproved ( ) improved (X) property, known as 915 Glallatin Road, North (House Number) (Street)
Madison, Tennessee 37115
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we 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 we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their 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.

Witness our hands this 24 day of June, 1985.

Frank M Oakley Jr.

Leta M Oakley

STATE OF ~~TENNESSEE~~ FLORIDA

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COUNTY OF MANATEE

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named FRANK M. OAKLEY AND WIFE LETA M. OAKLEY

the bargainor, ~~S~~, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ELLENTON, FL, this 24 day of JUNE, 19 85.

My commission expires Notary Public, State of Florida at Large My Commission Expires Dec. 12, 1987 Bonded Thru Agent's Notary Brokerage — Notary Public Nancy K. Brockelsby

STATE OF TENNESSEE

COUNTY OF _____

Before me, _____, a Notary Public of the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged _____ to be the _____ and _____ respectively of _____, the within named bargainor, a corporation, and that _____ as such _____ and _____, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said _____ as _____ and attesting the same by the said _____ as _____.

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

_____ Notary Public

Commission expires _____

STATE OF TENNESSEE

COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $ 47,500.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

Frank M Oakley Jr.

Sworn to and subscribed before me this 27th day of June, 19 85.

~~My commission~~ expires _____ ~~Notary Public~~ W. Williams Deputy Reg

This instrument was prepared by:

Name	Address

THIS INSTRUMENT WAS PREPARED BY
LAW OFFICES OF
McKINNEY, DAVIS & HART
Suite One 1303 Gallatin Road, North
Madison, Tennessee 37115

WARRANTY DEED

FROM

Frank M. Oakley

Leta M. Oakley

TO

Frank M. Oakley, Jr.

Jeanie B. Oakley

Ticor Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

TRACT NO. II: A lot or parcel of land in the 11th, formerly the 19th, Civil District of Davidson County, Tennessee, being part of a 94/100 acre tract on the map of Bransford Realty Company's Amqui Subdivision, as of record in Book 421, pages 38 and 39, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, May 25, 1943, as follows:
BEGINNING at the northwest corner of Gallatin and Amqui Roads, at a point 2-1/2 feet east of an iron pin at the corner of building; thence with the westerly margin of the Gallatin Road, northwardly 31.5 feet to the southeast corner of the property conveyed to James L. Hall by deed from J. W. Myers and wife, of record in Book 1274, page 22, said Register's Office; thence with the southerly line of said Hall property, westwardly 163 feet to a stake in the easterly margin of the right-of-way of the L & N R. R.; thence with said right-of-way, southwardly 32 feet to a stake in the northerly margin of Amqui Road; thence with said Road, eastwardly 172 feet to the beginning.
Being the same property conveyed to Frank M. Oakley and wife, Leta M. Oakley, by deed from H. C. Travis and wife, Georgia B. Travis as of record in Book 4637, page 67 said Register's Office.

2480 05/27/85 133.00- CHECK

J 1 6 4 6 0

IDENTIF. REFERENCE

JUN 27 10 30 AM '85

FELIX ... JR. REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

47500.00- CAMT.
123.50 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 133.00-
2480A06/27/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 6 4 6 0

IDENTIF. REFERENCE

JUN 27 10 30 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 148804