THIS INSTRUMENT PREPARED BY: **PERCY WILKINS, JR. and CHRISTY WILKINS IVEY,** Attorneys
2210 Crestmoor Road, Nashville, Tennessee 37215-0157

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Alan D. Oakley 804 Rodney Drive Nashville, Tennessee 37205	Same	8DZ-63075 115-13-31

WARRANTY DEED

BOOK 5855 PAGE 283

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Ethel H. Lehnhardt, unmarried hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Alan D. Oakley hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tennessee, being Lot No. 168 on the plan of West Meade Hills, Section 8, of record in Book 3600, pages 61 and 62, Register's Office for said County.

SAID Lot No. 168 fronts 170.0 feet on the easterly margin of Rodney Drive and extends back 478.15 feet on the northerly line and 518.0 feet on the southerly line to a dead line in the rear, measuring 86.2 feet thereon.

BEING the same property conveyed to Elmer J. Lehnhardt and wife, Ethel H. Lehnhardt by deed from Kenneth Bradford and wife, Bernadette B. Bradford, of record in Book 4224, page 463, said Register's Office. Elmer J. Lehnhardt has since died.

The property herein conveyed is subject to restrictive covenants of record in Book 3789, page 119, said Register's Office, and to the matters set forth in the above referenced plan of record.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
SEP 13 10 54 AM '85

IDENTIFICATION REFERENCE
36253

This is (un)improved property, known as 804 Rodney Drive, Nashville, Tennessee 37205.

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, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 13th day of September, 19 85.

Ethel H. Lehnhardt

Ethel H. Lehnhardt

STATE OF TENNESSEE
COUNTY OF Davidson

On this 13th day of September, 1985, before me personally appeared Ethel H. Lehnhardt, unmarried, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

My Commission Expires: Nov 4 1987

Christy Wilkins Ivey
Notary Public

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self, as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

BOOK 6655 PAGE 264

My Commission Expires: _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 117,500.00.

_____
Affiant

Subscribed and sworn to before me, this the 13th day of September, 1985.

My Commission Expires: Nov 1, 1987

_____
Notary Public

WARRANTY DEED

from:
Ethel H. Lehnhardt, unmarried

to:
Alan D. Oakley

PERCY WILKINS, JR.
and
CHRISTY WILKINS IVEY
Attorneys at Law
2210 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157 dp
(TN-24146)

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6655 PAGE 265

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

117500.00- CONT.
305.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 312.00-
6695A09/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.3

3625

IDENTIF. REFERENCE

SEP 13 10 54 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 172429