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WARRANTY DEED

PREPARED BY:

CURTIS M. LINCOLN
Attorney at Law
919 West Main Street
Hendersoville, TN 37075
822-0030

74284

IDENTIFICATION REFERENCE

FEB 5 2 40 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Sumner

The actual consideration or value, whichever is greater for this transfer is $53,500.00

X Shanon E. Oakley
Affiant

SWORN to and subscribed before me on this the 30th day of January, 1986.

NOTARY PUBLIC

My Commission Expires: Sept 3 1986

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Shanon E. Oakley	American Trust Savings Bank	51-14 Par 73
810 Kinsington	P.O. Box 1156	
Madison, Tn 37115	Hendersonville, Tn 37075	

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named **GRANTEE** and other good and valuable consideration the receipt of which is hereby acknowledged, **KINSINGTON GROUP, INC.**, hereinafter called the **GRANTOR**, has bargained and sold and by these presents, does transfer and convey unto **SHANON ELAINE OAKLEY**, hereinafter called **GRANTEE**, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, and being Unit 5-A, on the Plan of Kinsington Chase Subdivision a zone lot division of Lots 1 through 5 a Plat of which is of record in Plat Book 6200, Page 229, said Register's Office; being a zone lot division of Lots of record in Plat Book 5200, Page 663, said Register's Office reference to said Plat is hereby made for a more complete description of said lot.

BEING a portion of the property conveyed to KINSINGTON GROUP, INC. by Deed of record in Book 6122, Page 275, Register's Office for Davidson County, TN.

This is improved property known as Unit 5-A, Kinsington Chase Subdivision, Nashville, Tn.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, title and interest thereto belonging to the said **GRANTEE**, her heirs and assigns, forever; and it does covenant with the said **GRANTEE** that it 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 it does further covenant and bind itself and representatives, to warrant and forever defend the title to the said land to the said **GRANTEE**, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my hand this 30 day of January, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

KINSINGTON GROUP, INC.

BY: Richard V. Perkerson Jr
President

STATE OF TENNESSEE

COUNTY OF SUMNER

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BEFORE ME, undersigned, a Notary Public of the State and County aforesaid, personally appeared, Richard V. Perkerson Jr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President (or other officer authorized to execute the instrument) of the KINSINGTON GROUP, INC., the within named bargainor, a corporation, and that Richard V Perkerson as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal at Office in Hendersonville, Tennessee, on this the 30th day of January, 1986.

NOTARY PUBLIC

My Commission Expires: Sept 3, 1986

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

RECEIVED OF _____

FOR _____

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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
			53500.00-	CAMT.
			135.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	145.60-
			2464A02/06/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.42284

IDENTIFICATION REFERENCE

FEB 5 2 40 PM '86

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 217064

NASHVILLE BUSINESS FORMS, INC.
615-255-0650