THIS INSTRUMENT PREPARED BY:
Williams and Smith, Attorneys
P. O. Box 2868
Nashville, Tennessee 37219

WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL #:
Mark R. Langlois, et ux 4834 Briarwood Drive Nashville, Tennessee 37211	Same	Map 147-5 Parcel 4

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, ROY W. OAKS and wife, DEBBIE M. OAKS, have bargained and sold and by these presents do transfer and convey unto the said MARK R. LANGLOIS and wife, ROBIN A. LANGLOIS, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 559 on the Plan of Section XIV, Caldwell Hall, as of record in Book 3300, page 77, Register's Office for Davidson County, Tennessee.

Said Lot No. 559 fronts 95 feet on the easterly side of Briarwood Drive and runs back 308.75 feet on the northerly line and 334.35 feet on the southerly line to a deadline in the rear on which it measures 126 feet.

Being the same property conveyed to Roy W. Oaks and wife, Debbie M. Oaks, by Deed from C. William Junker and wife, Patsy K. Junker, of record in Book 5567, page 614, Register's Office for Davidson County, Tennessee.

This is improved real property known as 4834 Briarwood Drive, Nashville, Tennessee 37211.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said MARK R. LANGLOIS and wife, ROBIN A. LANGLOIS, their heirs and assigns forever.

We do covenant with the said MARK R. LANGLOIS and wife, ROBIN A. LANGLOIS, that we are lawfully seized and possessed of said land in fee simple and have good right to convey it and the same is unencumbered, except as set forth herein. This conveyance is subject to the following matters:

1. Davidson County property taxes for 1986 prorated to date of closing and assumed by the Grantees.

2. Restrictive Covenants and easements of record in Deed Book 3433, page 100, Register's Office for Davidson County, Tennessee, as amended in Book 3436, page 335, Register's Office of Davidson County, Tennessee.

3. Matters set forth on the Plat of Caldwell Hall, Section XIV, of record in Book 3300, page 77, Register's Office of Davidson County, Tennessee.

4. An easement for TVA powerline or lines crossing the easterly rear 75 feet of the lot as created by instrument of record in Book 1174, page 235, Register's Office of Davidson County, Tennessee.

And we further covenant and bind ourselves and our heirs and representatives to warrant and forever defend the title to said land to the said MARK R. LANGLOIS and wife, ROBIN A. LANGLOIS, their heirs and assigns, against the lawful claims of all other persons whomsoever.

Witness my hand this 16 day of June, 1986.

Roy W. Oaks
ROY W. OAKS

Debbie M. Oaks
DEBBIE M. OAKS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Tracy L. Williams, a Notary Public in and for said State and County, the within named ROY W. OAKS and DEBBIE M. OAKS, the bargainors, 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 Nashville, Tennessee this 16 day of June, 1986.

Tracy L. Williams
NOTARY PUBLIC

My Commission Expires: 7/8/87

NOTARY PUBLIC AT LARGE

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $98,000.00.

Mark R. Langlois

Subscribed and sworn to before me this 16 day of June, 1986.

Tracy L. Williams
NOTARY PUBLIC

My Commission Expires: 7/8/87

NOTARY PUBLIC AT LARGE

1111.6

IDENTIFICATION REFERENCE

JUN 17 8 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6888 PAGE 480

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

98000.00- CAMT.
254.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 261.30-
6205A06/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

1 1 1 1 1.6

IDENTIFICATION REFERENCE

JUN 17 8 56 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 259769