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

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WARRANTY DEED

ADDRESS NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL #:
Roy William Oaks and wife, wife, Deborah M. Oaks 5556 Hillview Drive Brentwood, Tennessee 37027	Commerce Union Bank P. O. Box 2546 Nashville, TN 37219	Map 160-9 Parcel 36

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, RICHARD W. SAPPENFIELD and wife, ANN L. SAPPENFIELD, have bargained and sold and by these presents do transfer and convey unto the said ROY WILLIAM OAKS and wife, DEBORAH M. OAKS, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 46 on the Plan of Oak Hill Estates, Section III, as of record in Book 4860, page 4, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Richard W. Sappenfield and wife, Ann L. Sappenfield, by Deed from William O. Keeney and wife, Wilma R. Keeney, of record in Book 5787, page 544, Register's Office of Davidson County, Tennessee.

This is improved real property known as 5556 Hillview Drive, Brentwood, Tennessee 37027.

To have and to hold said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said ROY WILLIAM OAKS and wife, DEBORAH M. OAKS, their heirs and assigns forever.

We do covenant with the said ROY WILLIAM OAKS and wife, DEBORAH M. OAKS, 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 5010, page 245, Register's Office for Davidson County, Tennessee.

3. Matters set forth on the Plat of Oak Hill Estates Subdivision, Section III, of record in Book 4860, page 4, 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 ROY WILLIAM OAKS and wife, DEBORAH M. OAKS,

their heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this 19 day of June, 1986.

RICHARD W. SAPPENFIELD

ANN L. SAPPENFIELD

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said State and County, the within named RICHARD W. SAPPENFIELD, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19 day of June, 1986.

NOTARY PUBLIC
My Commission Expires: 7/18/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said State and County, the within named ANN L. SAPPENFIELD, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 19 day of June, 1986.

NOTARY PUBLIC
My Commission Expires: 7/18/89

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $195,000.00.

ROY WILLIAM OAKS

Subscribed and sworn to before me this 19 day of June, 1986.

NOTARY PUBLIC
My Commission Expires: 7/18/89

12481

IDENTIFICATION REFERENCE

JUN 19 4 11 PM '86

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

RECEIVED

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

195000.00- CAMT.
507.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 513.50-.
7795A06/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12481

IDENTIFICATION REFERENCE

JUN 19 4 11 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 261325