Box 8/tl

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

ADDRESS NEW OWNER:	MORTGAGEE:	MAP-PARCEL NUMBERS:
Alfred Lynn Earhart 1239 ½ McGavock Pike Nashville, TN 37216	Homeland Mortgage Corporation 600 Larry Court Waukesha, Wisconsin 53186	MAP 72-7 PARCEL 170 15DZ-07620

WARRANTY DEED BOOK 6996 PAGE 100

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, Myrtle Elizabeth Hastings Oakley and husband, Walter Eugene Oakley hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Alfred Lynn Earhart, unmarried 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:

BEING the easterly one-half of Lot Number 51 on the Map of Kenmore Place, as of record in Book 332, Pages 32 and 33, Register's Office for Davidson County, Tennessee. Said part of said Lot fronts 50 feet on the north side of Maxey Lane or McGavock Pike and runs back between parallel lines 250 feet to a dead line.

SAID part of said Lot No. 51 fronts 50 feet on the northerly margin of Maxey Lane or McGavock Pike and runs back between parallel lines 250 feet to a dead line.

BEING the same property conveyed to Claude D. Hastings and wife, Evelyn Hastings, by deed from Aline Jenkins Quillen Brown, et vir, of record in Book 2639, Page 402, Register's Office for Davidson County, Tennessee. The said Claude D. Hastings died on June 24, 1982, predeceased by his wife, Evelyn Hastings, who died on September 17, 1962; and, by his Last Will and Testament, not filed for probate, Claude D. Hastings devised the property hereinabove described to his daughter, Myrtle Elizabeth Hastings Oakley and his two grandsons, Barry Draper Oakley and Byron Walter Oakley. A copy of the Will of the said Claude Draper Hastings is attached hereto as Exhibit A to this Deed and incorporated herein by reference. The said Barry Draper Oakley and Byron Walter Oakley subsequently conveyed their interest in said property to the Grantor by Quitclaim Deed being placed of record immediately prior hereto. The undersigned, Myrtle Elizabeth Hastings Oakley, is the only child born to or adopted by Claude D. Hastings during his lifetime and his only heir-at-law; and, the said Myrtle Elizabeth Hastings Oakley, Barry Draper Oakley and Byron Walter Oakley are the only persons who would inherit the property hereinabove described from Walter Eugene Oakley, either by law or by will.

This is ~~an~~ improved property, known as 1239 ½ McGavock Pike, Nashville, TN 37216.

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 29th day of September, 1986.

Myrtle Elizabeth Hastings Oakley
Myrtle Elizabeth Hastings Oakley

Walter Eugene Oakley
Walter Eugene Oakley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of September, 1986, before me personally appeared Myrtle Elizabeth Hastings Oakley and husband, Walter Eugene Oakley, 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 they executed the same as their free act and deed.

NOTARY PUBLIC AT LARGE

Notary Public

My Commission Expires: 10-24-88

STATE OF TENNESSEE
COUNTY OF _____

BOOK 6996 PAGE 191

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___.

_____
Notary Public

My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 35,000.00.

Alfred L. Earhart
Affiant

Subscribed and sworn to before me, this the 29th day of September, 1986.

_____
Notary Public

My Commission Expires: 10-24-88

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

WARRANTY DEED

from:

Myrtle Elizabeth Hastings Oakley and husband, Walter Eugene Oakley

to:

Alfred Lynn Earhart

IDENTIFICATION REFERENCE

48178

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OCT 1 11 43 AM '86

Myrtle Elizabeth Hastings Oakley, [redacted]
et vir, ~~to Alf~~red Lynn Earhart - Exhibit A

COPY

Last Will and Testament

BOOK 6996 PAGE 102

OF

CLAUDE DRAPER HASTINGS

I, CLAUDE DRAPER HASTINGS, a resident of Nashville, Davidson County, Tennessee, do hereby make, publish and declare this to be my Last Will and Testament, hereby revoking any and all former wills or codicils at any time heretofore by me made.

ITEM I

APPOINTMENT OF FIDUCIARY

I hereby appoint my daughter, MYRTLE ELIZABETH OAKLEY, of Nashville, Tennessee, as Executrix of my Last Will and Testament. I also hereby appoint the said MYRTLE ELIZABETH OAKLEY as Trustee of the trust created herein.

ITEM II

PAYMENT OF DEBTS, ADMINISTRATION EXPENSES AND TAXES

I direct that if, at the time of my death, I may own a home, said home shall be sold and the proceeds therefrom be used to pay my lawful debts, my funeral expenses, the expenses of administration of my estate, and inheritance, estate or other death taxes that may be imposed upon my estate including interest and penalties thereon, all of these to be paid by my Executrix as soon as possible after my death.

ITEM III

SPECIAL BEQUESTS

I direct that upon my death my grandson, BYRON OAKLEY, shall

Claude Draper Hastings

be given my automobile, if I may own an automobile at the time of my death, my guns and all my fishing equipment which I may own at my death.

ITEM IV

DISPOSITION OF ESTATE

I direct that all of my property, real or personal, tangible or intangible, with the exception of that property specifically set out in Item III above, shall be divided equally among my grandsons, BYRON OAKLEY and BARRY OAKLEY, and my daughter, MYRTLE ELIZABETH OAKLEY, share and share alike. If my two grandsons, BYRON OAKLEY and BARRY OAKLEY, shall not have attained the age of Twenty-one (21) years at the time of my death, a trust fund will be established by the Trustee appointed in Item I above, upon the following terms and conditions:

Section 1. The Trustee shall pay to each of my grandsons his share of the trust when each grandson shall have attained the age of twenty-one (21) years.

Section 2. In the event that either of my grandsons predecease me or fail to reach the ages set out above, their share shall be given equally to the other surviving grandson.

ITEM V

FIDUCIARY POWERS

I hereby expressly authorize and empower the Executrix of my probate estate and the Trustee of the trust estate to have all the fiduciary powers contained in Tennessee Code Annotated §35-618 as it presently exists and as it may hereinafter be amended.

ITEM VI

BOND

My Executrix and my Trustee shall not be required to give bond,

and if notwithstanding this direction, a bond is required by any law, it is requested and directed that no sureties be required thereon.

IN WITNESS WHEREOF, I have hereunto set my hand on this page, the preceding pages and the following page of this my Last Will and Testament, on this the 22nd day of May, 1976; and pursuant to Chapter 568 of the 1972 Public Acts of the General Assembly of the State of Tennessee, I request the attesting witnesses to make the Affidavit set out below.

Claude Draper Hastings
CLAUDE DRAPER HASTINGS

ATTEST TO EXECUTION OF WILL:

L. Diane Carroll residing at 619 Angela Circle
Goodlettsville, Tenn.

Alice F. Eck residing at 615 Angela Circle
Goodlettsville, Tenn.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

L. Diane Carroll and Alice F. Eck,

after first being duly sworn or affirming, make oath or affirm that the foregoing Last Will and Testament was signed by CLAUDE DRAPER HASTINGS as and for, and at that time acknowledged, published and declared by him to be his Last Will and Testament, in the sight and presence of.us, the undersigned, who at his request and in his sight and presence, and in the sight and presence of each other, have subscribed our names as attesting witnesses on the 22nd day of May, 1976; and we further make oath or affirm that the Testator was of sound mind and

Claude Draper Hastings

disposing memory, and not acting under the fraud, menace or undue influence of any person and was more than eighteen (18) years of age; and that each of the attesting witnesses is more than eighteen (18) years of age.

R. Marie Carroll

Alice F. Eck

Sworn to and subscribed and affirmed to before me, this the 22nd day of May, 1976.

Janice S. Clinkenbeard
NOTARY PUBLIC

My Commission Expires:

8/2/76

Claude Draper Hastings

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

RECEIVED OF _____

FOR _____

BK 6996 PAGE 106

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 DEED	TOTAL PAID
			98.00	CSTAX
			.50	PRFE
			18.00	WDE
			CHECK	116.50-
0877A		10/31/86	BAL	.0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

48178

IDENTIFICATION REFERENCE

Oct 1 11 43 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 301536