This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

Address of New Owner(s):	Mortgagee:	Map-Parcel No.:
Phillip A. Oakley	AM South Mortgage Co.	83-5-159
723 S. 13th Street	P.O. Box 847	
Nashville, TN	Birmingham, Al 35201	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, L. C. TANLEY, JR. and RICK C. TANLEY (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to PHILLIP A. OAKLEY (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being the southerly part of Lot No. 5 and a 10-foot strip lying between Lot No. 5 and Mansfield Avenue, as now established, on the Plan of D. H. Bailey's property, as of record in Book 421, page 65 of the Register's Office of Davidson County, described as follows:

BEGINNING at a point on the northerly margin of Mansfield Avenue, as now established, at the southeast corner of the property conveyed to Nancy E. Callis by deed from Lawrence Elmer Bryant and wife, of record in Book 1285, page 35, said Register's Office; thence with the margin of said Avenue eastwardly 50 feet; thence northwardly 153.49 feet to a point in the common boundary line between Lots 4 and 5; thence westwardly 50 feet more or less, to a point in the eastern boundary line of Lot No. 6 on said plat; thence with the line between Lots Nos. 5 and 6, southwardly 155.4 feet to the beginning.

BEING the same property conveyed to L. C. Tanley, Jr. and R. C. Tanley by Deed from Ray M. Bishop and wife, Margaret D. Bishop of record in Book 6685, page 584, Register's Office for Davidson County, Tennessee.

It is understood and agreed that part of the consideration for the transfer of this property is the agreement of the Grantees to assume the unpaid balance of a note secured by a first mortgage Deed of Trust to NATIONAL MORTGAGE COMPANY, INC., of record in Book 5175, page 410, in the Register's Office for Davidson County, Tennessee, and also that the escrow account in connection with the aforesaid Deed of Trust is hereby transferred to the said Grantees.

This conveyance is made subject to 1986 property taxes, which have been prorated and assumed by the Grantees.

This is improved property as 1029 Mansfield Avenue, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has executed this instrument on this 29th day of December, 1986.

L. C. TANLEY, JR.

RICK C. TANLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 29th day of December, 1986, before me personally appeared L. C. TANLEY, JR. and RICK C. TANLEY, to me known or proved to me on the basis of satisfactory evidence, to be the same person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and official seal.

My Commission Expires:

11-1-87

NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 29th DAY OF December, 1986.

NOTARY PUBLIC

My Commission Expires: 11-1-87

IDENTIFICATION REFERENCE

77630

DEC 30 12 22 PM '86

WILSON TN REGISTER
DAVIDSON COUNTY TN

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

RECEIVED OF _____

FOR _____

BOOK 7085 PAGE 457

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.7.6.3 0.

IDENTIFICATION REFERENCE

DEC 30 12 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27982