BOOK 7085 PAGE 458

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 94-1-213
723 S. 13th Street
Nashville, TN

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, ANN M. DUKE, now ANN M. HOVIS, and (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:

BEING Lot No. 150 in Payne, Blakemore and Cummings Addition to Nashville, Tennessee, as per plan recorded in Book 57, page 70, Register's Office for said County, as follows:

SAID Lot No. 150 fronts 50 feet on the east side of Thirteenth Street and extends back between parallel lines, 154 feet to an alley in the rear.

BEING the same property conveyed to John A. Duke and wife, Ann M. Duke by Deed from Andrew H. Hill and wife, Mary Frances Hill of record in Book 3612, page 611, Register's Office for Davidson County, Tennessee. The said John A. Duke having since died and Ann M. Duke having since remarried.

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

This is unimproved property on South 13th Street, 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.

77631

IDENTIFICATION REFERENCE

Dec 30 12 23 PM '86

WILLIAM L. WILKINS, REGISTER
DAVIDSON COUNTY, TN

ANN M. HOVIS, formerly
ANN M. DUKE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 30th day of December, 1986, before me personally appeared ANN M. DUKE-HOVIS, 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 HER free act and deed.

Witness my hand and official seal.

My Commission Expires:

10/21/88 _____ Bobby C. Cagle
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,000.00.

x Ann M. Hovis
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
30th DAY OF December, 1986.

Bobby C. Cagle
NOTARY PUBLIC

My Commission Expires: 10/21/88

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

[illegible] CRNT
5.61 CSTAX
.50 PRFEE
6.00 MISC
CHECK 12.10-
2384X12/30/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

77631

IDENTIFICATION REFERENCE

Dec 30 12 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 27983