PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496

WARRANTY DEED

BOOK 7152 PAGE 194

New Owner:	Send Tax Bills To:	Map & Parcel No.:
Richard T. Oakley and wife, Kathy Oakley 2925 McCrory Dr. Nashville, TN 37214	Same	Map 96-15 Parcel 90

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, James E. Pierce and wife, Kathryn N. Pierce, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Richard T. Oakley and wife, Kathy Oakley, hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Being a parcel of land in the 2nd, formerly the 3rd, Civil District, Nashville, Davidson County, Tennessee, located on the northwest side of McCrory Creek Road, south of Boulder Park Drive and east of Laurel Forest Drive abbutting Lots 91, 93, 94, and 95 of Hickory Bend Subdivision, Section 3, as recorded in Book 3600, Page 42, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a concrete monument identifying the southeasterly corner of Lot 95 of the aforementioned subdivision, a point in the westerly line of Charles G. Parkerson, as of record in Book 1285, page 90, Register's Office For Davidson County, Tennessee, and the northeasterly corner of the parcel herein described;

Thence, S 35 degrees, 46 minutes, 12 seconds E. 194.93 feet to a point in the northwesterly margin of McCrory Creek Road;

Thence, with said Road, S 35 degrees, 05 minutes, 59 seconds W, 30.46 feet;

Thence, leaving said Road, N 82 degrees, 50 minutes, 12 seconds W, 183.02 feet;

Thence, S 07 degrees, 09 minutes, 49 seconds W, 14.50 geet;

Thence, N 88 degrees, 46 minutes, 12 seconds W, 75.00 feet;

Thence, with the rear lines of Lots 91 and 93 of Hickory Bend Subdivision, Section 3, N 16 degrees, 10 minutes, 49 seconds E, 70.00 feet to a concrete monument;

Thence, continuing with the rear lines of Lots 93, 94, and 95, N 53 degrees, 23 minutes, 49 seconds E, 177.45 feet to the point of beginning.

Containing 0.65 acre, more or less, according to a survey by Barge, Waggoner, Sumner and Cannon, dated June 9, 1980.

Being the same property conveyed to James E. Pierce and wife, Kathryn N. Pierce, by deed of record in Book 5642, page 883.

03/02 42.90- CHECK

5176

This is unimproved property known as Lot 90, McCrory Creek.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said grantees, their heirs and assigns, forever; and we do covenant with the said grantees that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said grantees, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this 27th day of February, 1987.

James E. Pierce
James E. Pierce

Kathryn N. Pierce
Kathryn N. Pierce

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James E. Pierce and wife Kathryn N. Pierce, the within named bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 27th day of February, 1987.

Linda Carroll Patterson
Notary Public
My Commission expires: 11-12-90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $13,000.00

Kathy F Oakley
Affiant

Sworn to and subscribed before me this 27 day of Feb., 1987.

Linda Carroll Patterson
Notary Public
My Commission expires: 11-12-90

9.8.8.3.4

IDENTIFICATION REFERENCE

MAR 2 12 37 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

Fice 304 37

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 7152 PAGE 196

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] 0- CANT.
[illegible] 40 [illegible]TAX
[illegible] [illegible]
[illegible] [illegible]
CHECK 42.30-
[illegible] SAL .5[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9.8.8 3 4

IDENTIFICATION REFERENCE

MAR 2 [illegible] PM '87

[illegible] COUNTY, TN

No. 51423