THIS INSTRUMENT PREPARED BY:
STEWART AND BLACK, ATTORNEYS
333 Gallatin Road South
Madison, TN 37115

mail

WARRANTY DEED BOOK 7480 PAGE 40

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
RYAN M. ROBERTS and CHERIE S. REECE (NAME)	(NAME)	Map 51-10-A
1510 Lewis Road (STREET ADDRESS OR ROUTE NUMBER)	SAME (STREET ADDRESS)	Parcel 107
Madison, TN 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of TEN AND no/100---------- ---------- ($10.00)---------- ..... *Dollars,*

and other good and valuable considerations, the receipt whereof is hereby acknowledged

WE, WAYNE PATRICK FORKUM ET UX, BARBARA JO FORKUM, hereinafter referred to as ----------GRANTORS

1236 03/01 0101 03CHECK 248.70

have this day bargained and sold, and do hereby transfer and convey unto the said RYAN M. ROBERTS and CHERIE S. REECE, at tenants by the entireties, hereinafter referred to as GRANTEES----------their *(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:*

BEING Unit and Lot No. 1510 on the Plat of Oakland Trace P.U.D., of record in Book 6250, page 906, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

BEING the same property conveyed to WAYNE PATRICK FORKUM ET UX, BARBARA JO FORKUM, by Warranty Deed from OAKLAND COMMONS, a Tennessee Partnership, composed of C.W. Tidwell, James B. Hardy, Joe Barr, Jr., and Boyd H. Parsons, Jr., of record in Book 6891, page 344, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to the Declaration of Covenants, Conditions and Restrictions of record in Book 6840, page 637; the By'Laws, undertakings, provisions, requirements, restrictions, easements, rights and interest, burdens and assessments of the Oakland Trace Homeowner's Association, of record in Book 6840, page 647, said Register's Office, and the Articles of Incorporation of record in Book 6563, page

(continued)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $85,510.02

Subscribed and sworn to before me, this the 25th day of February 19 88.

Affiant

My commission expires: 7-17-88 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 1510 Lewis Road, Madison, TN 37115
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their *(successors), heirs and assigns forever* WE *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.*

WE *further covenant and bind* ourselves and our *heirs and representatives, to warrant and forever defend the title to said real estate to said* GRANTEES, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness our hands *this* 25th *day of* February *19* 88 *the corporate party, if any, having caused its name to be signed hereto by the duly authorized officers on said day and date.*

Wayne Patrick Forkum
WAYNE PATRICK FORKUM

Barbara Jo Forkum
BARBARA JO FORKUM

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Ann S. Black, a Notary Public in and for said County and State, WAYNE PATRICK FORKUM ET UX, BARBARA JO FORKUM

the within named bargainor S, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Madison Tennessee, this 25th day of February 1988

Ann S. Black Notary Public

Commission expires 7-17-88

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ..... the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19 .....

..... Notary Public

Commission expires .....

(continued)

611, Register's Office for Davidson County, Tennessee. Storm Water Detention Agreement of record in Book 6537, page 774, said Register's Office.

GRANTEES herein assume the indebtedness on the herein described property and further agree to hold Grantors harmless from the same indebtedness. Such indebtedness is described in Deed of Trust dated June 17, 1986, of record in Book 6891, Page 347, Register's Office for Davidson County, Tennessee.

0.8.7.1.0.

IDENTIFI REFERENCE

MAR 1 9 42 AM '88

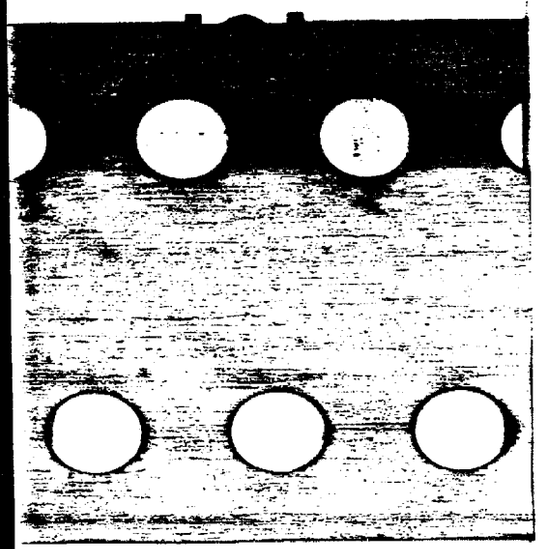
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

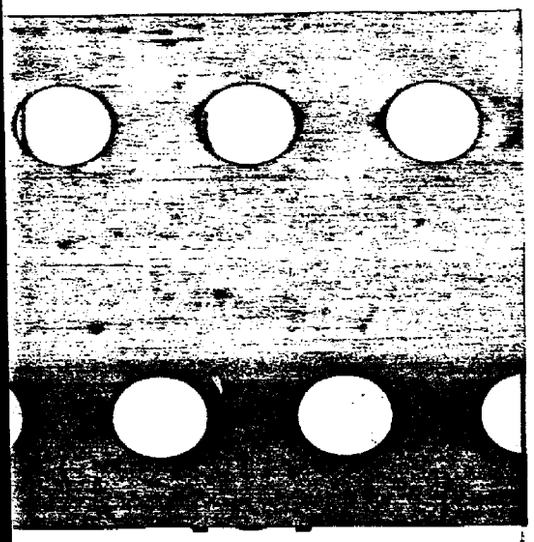
WARRANTY DEED

FROM

TO

Compliments of
Commonwealth Title Agency
of Nashville, Inc.
Suite 106, Madison Bldg.
223 Madison St.
MADISON, TENNESSEE 37115





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7480 PAGE 42

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 86510.02
CON TX 242.20
PRFEE 0.50
WDEED 6.00
TOTAL 248.70
CHECK 248.70

03/01/88 01 09:44 0001 1236

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

O.8.7.I.O.

IDENTIFT REFERENCE

MAR 1 9 42 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 65945