This instrument Prepared By:
Ramsey B. Leathers, Jr.
BARNETT & ALAGIA
1810 One Nashville Place
150 Fourth Avenue North
Nashville, Tennessee 37219

BOOK 7589 PAGE 974

Address of New Owner(s):	Send tax bills to:	Map-Parcel No.:
Roger K. Oakes and wife Merle W. Oakes 213 Sentinel Drive Nashville, Tennessee 37204	Roger K. Oakes 5112 Hillsboro Rd. Nashville, TN 37215	103-4-302

3218 07/01 0101 03CHECK 138.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, J. ROLFF ZWIEP and wife SARA M. ZWIEP (the "Grantors") have this day bargained and sold, and does hereby transfer and convey to ROGER K. OAKES and wife MERLE W. OAKES (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 101 on the Plan of Valley View, Section 3 as of record in Plat Book 2330, page 148 Register's Office for said county, to which plat reference is hereby made for a complete description.
>
> Being the same property conveyed to Grantors by deed of record at Book 6279, page 621, Register's Office for said county.

This conveyance is made subject to 1988 property taxes, which have been prorated and assumed by the Grantees.

This is improved property on 213 Sentinel Drive, 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 Grantors covenants that they 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, except as herein set out. Grantors further covenant and bind themselves,

their 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 Grantors have executed this instrument on this 1st day of July, 1988.

45956

IDENTIFICATION REFERENCE

JUL 1 4 17 PM '88

FILED IN THE OFFICE OF WILSON H. REGISTER DAVIDSON COUNTY, TN

J. ROLFF ZWIEP

SARA M. ZWIEP

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 1st day of July, 1988, before me personally appeared J. ROLFF ZWIEP and SARA M. ZWIEP, 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.

NOTARY PUBLIC

CHRISTINE SESLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 9/11/90

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $40,000.

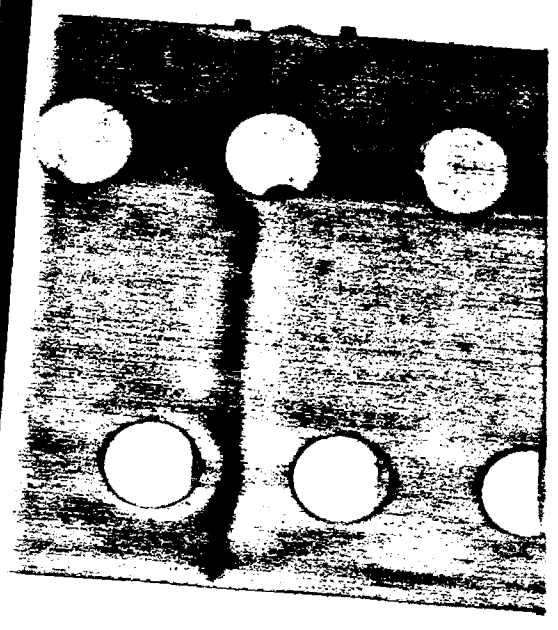
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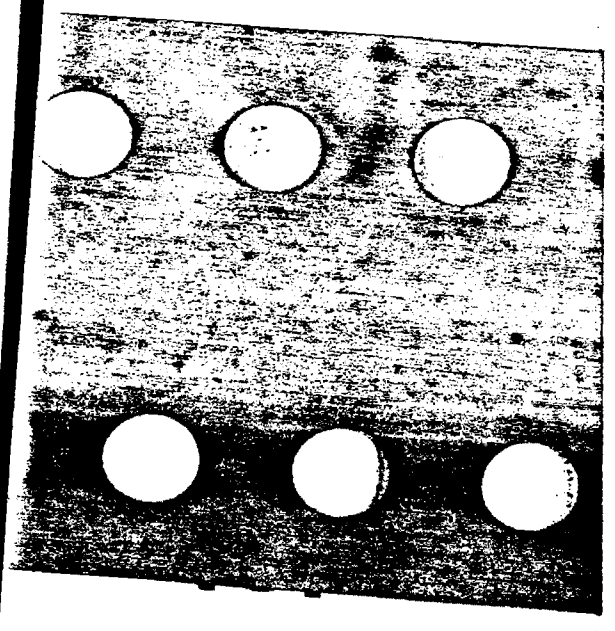
SUBSCRIBED TO AND BEFORE ME, THIS 1st DAY OF July, 1988.

NOTARY PUBLIC

CHRISTINE SESLER NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission Expires: 9/11/90





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 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 40000.00
CON TX 132.00
PRFEE 0.50
WDEED 6.00
TOTAL 138.50
CHECK 138.50

07/01/88 01 16:17 0001 3218

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

45956

IDENTIFICATION REFERENCE

JUL 1 4 17 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 109094