BOOK 7773 PAGE 554

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 45,000.00

B. N. Oakley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF February, 1989

Notary Public

MY COMMISSION EXPIRES: 5/13/89

(AFFIX SEAL)

FILE BOX 24

THIS INSTRUMENT WAS PREPARED BY
Harold Reeves, Attorney 640 Spence Lane Nashville, TN 37217

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS	MORTGAGEE OR PERSON RESPONSIBLE FOR PAYMENT OF TAXES	MAP-PARCEL NUMBERS
B. N. Oakley & Nola J. Oakley (NAME)	Same (NAME)	Map 95-9
2509 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 1
Nashville, TN 37214 (CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	3DZ-01045

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS. THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED. Nell King Simpson, a widow

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO B. N. Oakley and wife, Nola J. Oakley

HEREINAFTER CALLED THE GRANTEES. THEIR HEIRS AND ASSIGNS. A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING part of Lot No. 3 on the Plan of the subdivision of the Old Corley Lands, of record in Minute Book "Y", page 279, County Court for said County, described according to a survey made by Erle Drake, County Surveyor, January 30, 1930, as follows:

BEGINNING at the center of the Lebanon Turnpike at a point 315 feet east of the southwest corner of the "Church Lot" which adjoins said Lot No. 3 on the west; thence with the center of said turnpike, north 42 3/4 deg. E, 100 feet; thence leaving said turnpike north 47 3/4 deg. W, 182 feet; thence S 45 deg. W, 100 feet; thence S 47 3/4 deg. E, 186 feet to the beginning.

BEING the same property conveyed to Mrs. Nell King Simpson by deed from Fred L. Byram, a widower, of record in Book 3377, page 353, Register's Office for Davidson County, Tennessee.

This conveyance subject to such easements, setback lines and Restrictive Covenants of record in Register's Office for Davidson County, Tennessee; easement for water main of record in Book 772, page 276 and right-of-way easement of record in Book 3029, page 35, said Register's Office, and Final Judgement for easement of record in Book 5836, page 764, said Register's Office.

Taxes for 1989 have been pro-rated and assumed by Grantee(s).

0 9 3 5 6

IDENTIFICATION

FEB 16 11 26 AM '89

REGISTER'S OFFICE

7651 02/16 0101 03CHECK 155.00

This is ( ) unimproved (XX) improved property, known as 1816 Lebanon Road Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 Whereever 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 my hand this 15th day of February, 19 89

Nell King Simpson
Nell King Simpson

STATE OF TENNESSEE)
Davidson COUNTY)

Personally appeared before me, Nell King Simpson
(Name of natural person executing the instrument)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that s he executed the within instrument for the purposes therein contained. Witness my hand, at office, this 15th day of February 19 89.

My Commission Expires 5/13/89

Notary Public

NOTARY PUBLIC AT LARGE

(AFFIX SEAL)

STATE OF TENNESSEE)
COUNTY)

Personally appeared before me,
(Name of officer) (Offical capacity of officer)

with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the

("attorney-in-fact" or "president" or "general partner")

of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand, at office, this _____ day of _____ 19_____.

My Commission Expires _____

Notary Public

(AFFIX SEAL)

WARRANTY DEED

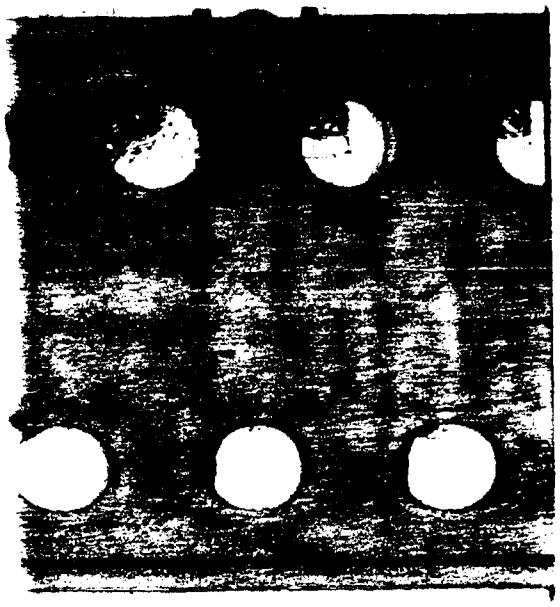
FROM
Nell King Simpson

TO
B. N. Oakley and wife, Nola J. Oakley

This form compliments of:

title escrow, inc.

suite 218
640 spence lane
nashville, tennessee 37217
615-361-6679



OFFICIAL RECEIPT

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

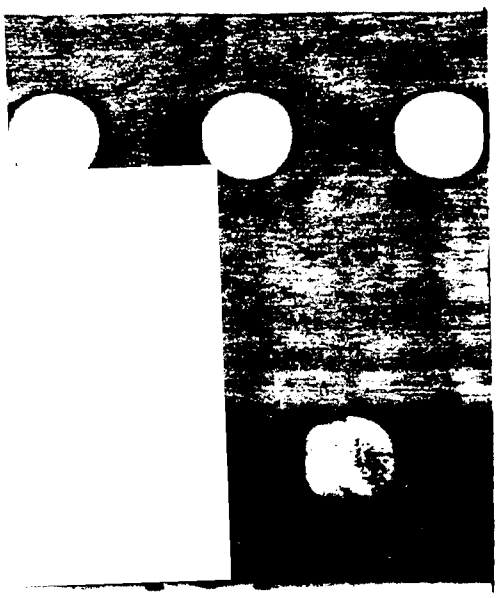
RECEIVED OF _____

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 45000.00
CON TX 148.50
PRFEE 0.50
WDEED 6.00
TOTAL 155.00
CHECK 155.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/16/89 01 11:27 0001 7651

09356

IDENTIFICATION REFERENCE

Feb 16 11 26 AM '89

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 162112