PREPARED BY:
Hunter Short, Attorney
323 Union Street
Nashville, TN 37201
615/255-7496
Box 21

1989 02 24 0101 03CHECK 590.00

WARRANTY DEED

New Owner:	Send Tax Bills To:	Map and Parcel No.
Allen K. Oakley and wife, Leila Phillips Oakley 6430 Jocelyn Hollow Road Nashville, TN 37208	Allen K. Oakley, et ux. Same	May 129-2 Parcel 7

FOR AND IN CONSIDERATION of the sum of One Hundred Seventy-Seven Thousand Dollars ($177,000.00) cash in hand paid by the hereinafter named grantees, and other good and valuable considerations we, John S. Phipps and wife, Martha M. Phipps, hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto Allen K. Oakley and wife, Leila Phillips 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:

> LAND in Davidson County, Tennessee, being Lot No. 86 on the Plan of West Meade Farms, Inc., Section "D" as of record in Book 1835, Pages 40 and 41, described as follows:
>
> BEGINNING at a point in the northerly margin of Jocelyn Hollow Road, at the common corner of Lots 85 and 86; thence with the line between said lots, northwesterly 381 feet to a point; thence south 42 degrees 08' west 190.8 feet to a point; thence south 13 degrees 45' west 210 feet to a point in the northeasterly margin of Jocelyn Hollow Road; thence with the margin of said road, southeasterly 170 feet to a concrete monument at the beginning of a curve, and continuing with the margin of said road, southeasterly, along a slight curve, 161.5 feet to a concrete monument, and continuing with the margin of said Road, easterly 76.7 feet to the beginning.
>
> Being the same property conveyed to John S. Phipps and wife, Martha M. Phipps by deed of record in book 6968, page 967 said Register's Office.

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, except for 1989 real property taxes which grantees assume and agree to pay; and we do further covenant and bind ouselves, 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 the 22 day of February, 1989.

John S. Phipps

Martha M. Phipps

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, John S. Phipps and wife, Martha M. Phipps, 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 seal on this the 22nd day of February, 1989.

Lois B. Jeffreys
Notary Public

My Commission Expires: May 13, 1990

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $177,000.00.

John S. Phipps
Affiant

Sworn to and subscribed before me on this the 23rd day of February, 1989.

Notary Public

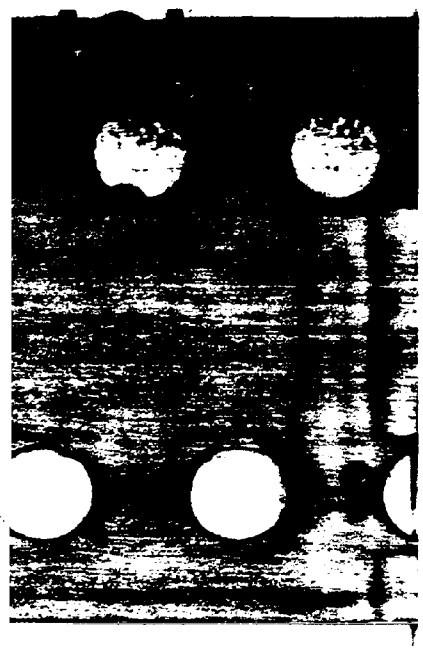
My Commission Expires: 7/12/92

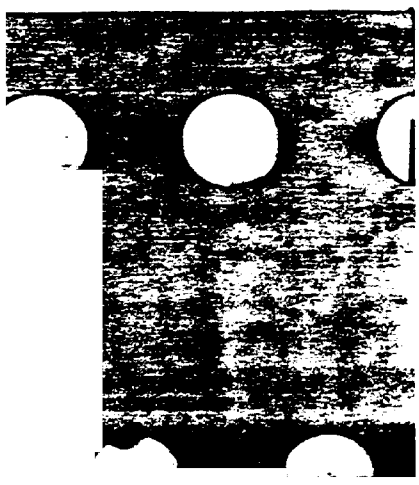
11222

IDENTIFICATION REFERENCE

Feb 24 10 15 AM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7778 PAGE 879

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 177000.00
CON TX 584.10
PRFEE 0.50
WDEED 6.00
TOTAL 590.60
CHECK 590.60

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 10/34/89 01 18 0001 9878

11222

IDENTIFICATION REFERENCE

Feb 24 11 35 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 184310