5202 12/15 0101 03CHECK 513.17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of value whichever is greater, for this transfer is $ 154,900.00

Charles R Nix
Affiant

Subscribed and sworn to before me this the 15th day of December, 1989.

Notary Public

My commission expires: 9-30-92

LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

This is improved property known as
877 West Hillwood Drive
Nashville, Tennessee 37205

WARRANTY DEED

THIS INSTRUMENT PREPARED BY
Larry D. Craig, Attorney at Law, 305 14th Avenue North, Nashville, Tennessee 37203

Address New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Charles Raymond Nix, et ux	Same	Map 102-11-0
877 West Hillwood Drive		Parcel 019.00
Nashville, Tennessee 37205		

For and in consideration of the sum of Ten ($10.00) Dollars, 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. Oakley and wife, Jessie M. Oakley, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Charles Raymond Nix and wife, Lisa Nix, 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:

Land in the 8th Civil District of Davidson County, Tennessee, being Lot No. 180 on the Plan of Horton Heights, Section 3, as of record in Book 2133, page 29, Register's Office for the said County, described as follows:

Beginning on the southerly margin of Charlotte Pike at the corner of Lots Nos. 180 and 181; thence with said Pike, North 60° 58' East 178 feet to the beginning of a curve; thence around said curve with the radius of 25 feet southeastwardly 40.6 feet to the westerly margin of Hainey Drive thence with said Drive southwardly 187.7 feet; thence South 63° 58' West 196 feet to the corner of Lots Nos. 180 and 181; thence with the line between said two lots northwardly 203.6 feet to the beginning.

Being the same property conveyed to James E. Oakley and wife, Jessie M. Oakley by deed from Everett Green and wife, Tommie Katherine Green, of record in Book 3766, page 583, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to a ten-foot easement for pubic utilities along the rear line of premises, 10-foot easement for water line along the northerly line of premises, 50-foot building setback line from Hainey Drive, 75-foot building setback line from Charlotte Pike, and conditions of owners certificate as shown on plan in Book 2133, page 29; and Restrictive Covenants contained in an instrument executed by W.L. Hailey to Tommy Summers, Trustee, of record in Book 2135, page 118, Register's Office for said County.

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, 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 15th day of December, 1989.

James E. Oakley — Jessie M. Oakley

JAMES E. OAKLEY — JESSIE M. OAKLEY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, the within named James E. Oakley and wife, Jessie M. Oakley, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of December, 1989.

NOTARY PUBLIC

My commission expires: 9-3-92

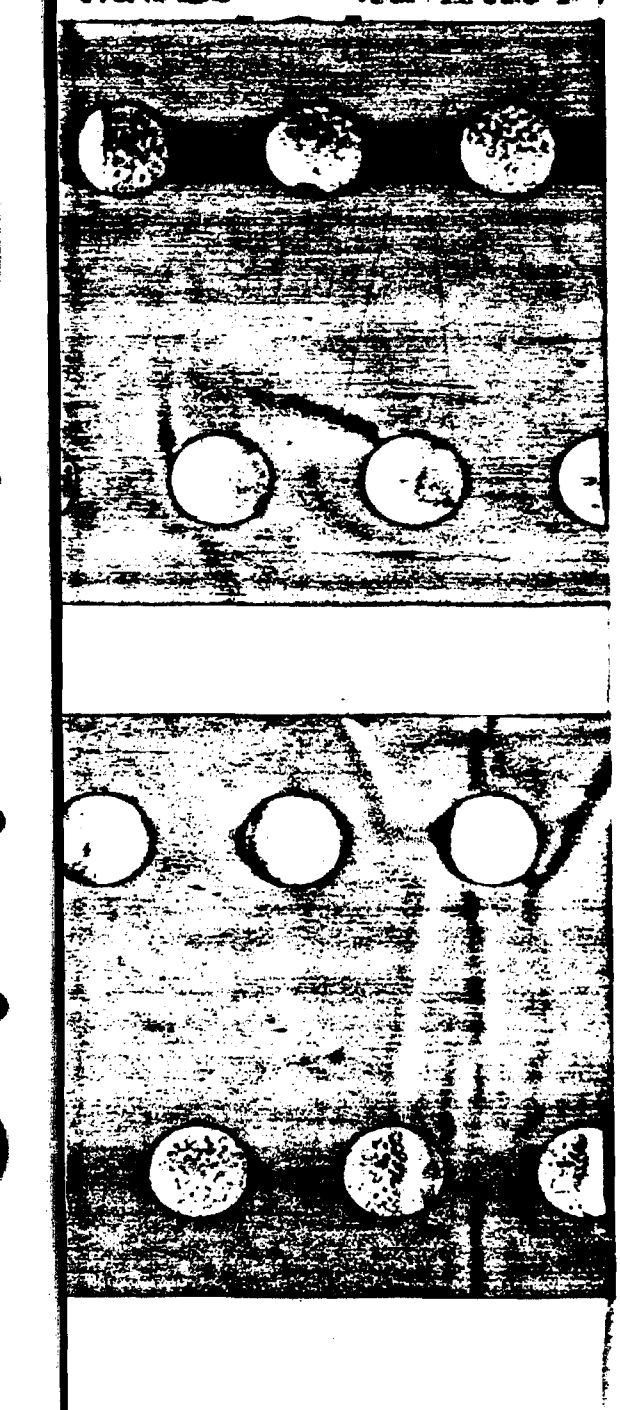
LARRY D. CRAIG NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

8.9.6.9.4.

IDENTIFICATION REFERENCE

DEC 15 2 32 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN



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

RECEIVED OF _____

FOR _____

BOOK 8005 PAGE 956

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 154900.00
				CON TX 511.17
				PRFEE 1.00
				WDEED 6.00
				TOTAL 518.17
				CHECK 518.17

12/15/89 01 14:33 0001 5202

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

89694
IDENTIF. REFERENCE
DEC 15 2132 PM'89
FELIX Z. WILSON
#Register
DAVIDSON COUNTY TN.

No. 276364