THIS INSTRUMENT PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 SOUTH GALLATIN ROAD
MADISON, TN 37115

ADDRESS NEW OWNER:
BARRY N. OAKLEY

SEND TAX BILLS TO:

BARRY N. OAKLEY
B.N. OAKLEY CONSTRUCTION CO.
2509 LEBANON RD.
NASHVILLE, TN 37214

MAP/PARCEL NUMBER:

Map 83-5, Parcel 386

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $7,250.00.

Barry N. Oakley
AFFIANT

Subscribed and sworn to me, this the 17th day of July, 1992.

Ella W. Wright
Notary Public
My commission expires: 11-25-95

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND no/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable considerations, the receipt and sufficiency of which are hereby expressly acknowledged, we, Jack Foster et ux, Christine S. Foster, hereinafter referred to as Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said Barry N. Oakley, hereinafter referred to as Grantee, his successors, heirs and assigns, certain real estate in Davidson County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantors in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property"). This conveyance of the "Property", and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 1408 Eastland Ave., Nashville, Tennessee 37206

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his 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 except to the extent otherwise set forth in Exhibit "B" hereto.

We further covenant and bind ourselves and our heirs and representatives, to warrant and forever defend the title to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 17th day of July, 1992.

x Jack Foster
JACK FOSTER

Christine S. Foster
CHRISTINE S. FOSTER

STATE OF TENNESSEE :

COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jack Foster et ux, Christine S. Foster, the within named bargainor, with whom I am personally acquainted (or who proved to us upon satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, on this the 17th day of July, 1992.

Ella W. Woodall
Notary Public

NOTARY PUBLIC WOODALL TN DAVIDSON COUNTY TN

My commission expires: 11-25-95

Exhibit "A"

Being part of Lot No. 8 on the Map Subdivision of the C. F. Ordway's Home Place, as of record in Book 57, page 88, and described as follows:

Beginning at a point in the southerly margin of Eastland Avenue, formerly the Vaughn Pike, 250 feet west of the westerly margin of 15th Street; thence southerly parallel to the westerly margin of 15th Street, 170 feet to the north margin of an alley; thence with the margin of the same westerly 50 feet; thence northerly 170 feet to the southerly margin of Eastland Avenue; thence with the margin of the same easterly 50 feet to the point of beginning.

Being the same property conveyed by deed from VINTAGE INVESTMENTS, A General Partnership, to Jack Foster, of record in Book 8522, page 92, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. 1992 and all future real property taxes constitute a lien, although the same are not yet due and payable.

2. All matters set forth on Plat of record in Book 57, page 88, Register's Office for Davidson county, Tennessee.

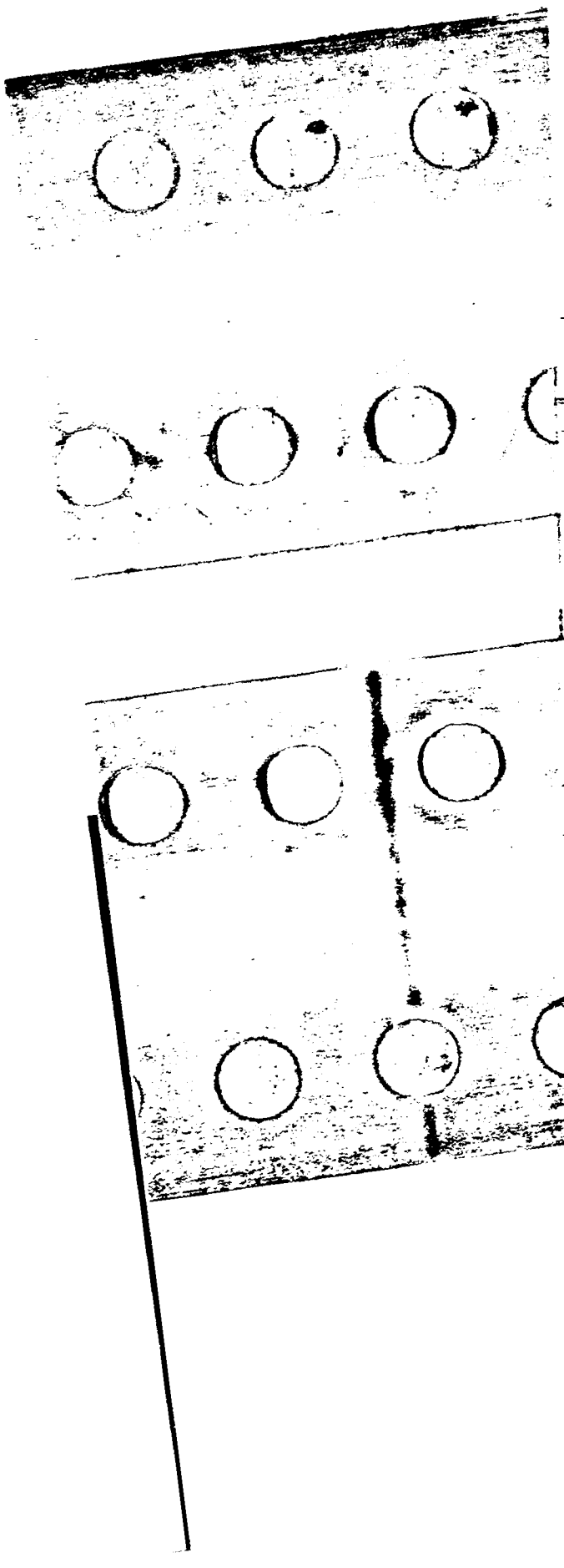
3. In accordance with deed of record in Book 8522, page 92, Register's Office for Davidson County, any building structure erected on the subject property or any existing building structure repaired or renovated must conform to the Metropolitan Historical Area Regulations.

29381

IDENTIF. TREFERENCE

JUL 22 8 38 AM '92

FEE $ RECORDED & REGISTER
DAVIDSON COUNTY TN.



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

RECEIVED OF _____

FOR _____

BOOK 8680 PAGE 977

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
COTX - STATE TAX CONVEY
MOTX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	7250.00
			CON TX	26.64
			PRFEE	1.00
			WDEED	12.00
			TOTAL	39.64
			CHECK	39.64

07/22/92 01 08:39 0001 7597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

29381

IDENTIF. REFERENCE

JUL 22 8 39 AM '92

FELIX Z. WILSON, REGIS
DAVIDSON COUNTY TN.

No. 552309