BOOK 9251 PAGE 36

WARRANTY DEED

Address of new owner(s):	Send Tax Bills To:	Map-Parcel #
C. Wayne Oakes 301 14th Ave., No. Nashville, TN 37203	owner at same address	**92-8-322** 9W-02035

FOR AND IN CONSIDERATION OF THE SUM OF $ 425,000.00----------, cash in hand and other good and valuable considerations paid by the hereinafter named Grantee the receipt and sufficiency of which the Grantor does hereby acknowledge, I,

J. Frank Swygert, Jr., joined by his spouse Jettie P. Swygert (who joins herein for the sole purpose to transfer and convey any and all right, title and/or interest she has or may have in said property by virtue of marital status with grantor and not otherwise)

hereinafter called the **GRANTORS** have bargained and sold and by these presents do transfer and convey unto

C. Wayne Oakes

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as follows, to wit:

Land in Davidson County, Tennessee, being the southerly parts of Lots Nos. 51 and 52 on the plan of Hynes Addition to Nashville as of record at Minute Book "B", page 85, Chancery Court for said County, and described as follows:

Said southerly parts of Lots Nos. 51 and 52 front together 140.00 feet on the northerly side of Hynes Street, and extends back between parallel lines with the westerly margin of 14th Avenue North (or Gay Street) and the easterly margin of an alley, a distance of 100.00 feet to a line.

Being all the same property conveyed to J. Frank Swygert, Jr. by deed as of record at Book 8978, page 41 and deed of record at Book 5753, page 157, and re-recorded deed which is being placed of record in the pages immediately preceding this instrument.

This conveyance is subject to 1994 property taxes, which have been prorated this date and the grantee assumes in full, subject to any re-proration required as a result of a change in the actual 1994 property taxes, and to the limitations shown on said plat at Book "B", page 85, Chancery Court for said County.

18334

IDENTIFICATION REFERENCE

PICK-UP

6229 02/16 0101 CHECK 1561.50

This is IMproved property known as 301 14th Ave., No.
Nashville, TN 37203

To have and to hold the said tract or parcel of land, with the estate, appurtenances, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever. And we do covenant with 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 as otherwise stated herein above. 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.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders as may be necessary to properly identify the same in this instrument.

WITNESS our hands this 14th day of February , 1994.

J. Frank Swygert, Jr.

Jettie P. Swygert

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

J. Frank Swygert, Jr. and wife, Jettie P. Swygert

the bargainor(s), 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 14th day of February, 1994.

my comm. expires: 1-27-96

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater), which is equal to or greater than the property would bring at a fair and voluntary sale, is $425,000.00

C. Wayne Oakes

Sworn to and subscribed before me this 15th day of February , 1994.

My comm. expires: 1-27-96

Notary Public

This instrument was prepared by:
Marbut Glenn Gaston, Jr. ,Attorney at Law, 2211 Crestmoor Road
Nashville, TN. 37215 (615) 385-2804, TN SupCt.#3143

ORT #:

[11/88:7/93]



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

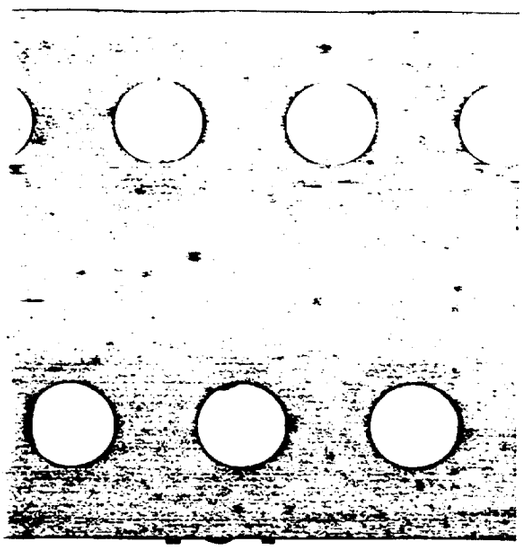
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID



CAMT 425000.00
CON TX 1572.50
PRFEE 1.00
MTGFEE 8.00
TOTAL 1581.50
CHECK 1581.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02/16/94 01 12:14 0001 6229

18334
IDENTIFICATION REFERENCE

STATE OF TENNESSEE

No.757144