WARRANTY DEED BOOK 9251 PAGE 45

Address of new owner(s):	Send Tax Bills To:	Map-Parcel #
Jerry C. Pendergrass P. O. Box 22567 Nashville, TN 37202-2567	owner at same address	**93-15-382** **13W-14153**

FOR AND IN CONSIDERATION OF THE SUM OF $ 225,000.00, 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, C. Wayne Oakes, joined by spouse Norma B. Oakes who joins herein for the sole purpose to transfer and/or convey any and all right, title and/or interest she has or may have in the herein described property by virtue of her marital status with said grantor, but not other wise,

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

Jerry C. Pendergrass

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 and being the northerly 30½-feet of the southerly 60½-feet of Lot No. 70 on the plan of Barrow Grove Addition, as of record at Book "S", page 279, Register's Office for said County, and described as follows:

Said part of said Lot No. 70 fronts 30½-feet on the easterly side of Fifth Avenue South, formerly Summer Street, and extends back between parallel lines, and parallel with and 150-feet north of the northerly margin of Mulberry Street, a distance of 176-feet to a rear alley.

Being all the same property conveyed to C. Wayne Oakes by deed dated Jan. 1, 1986, as of record at Book 6799, page 613, said Register's Office.

This conveyance is subject to 1994 property taxes, which have been pro-rated this date and the grantee assumes in full, subject to any reprora-tion required as a result in a change in the actual amount of 1994 taxes, and to the plan at Book "S", page 279, said Register's Office.

18336
IDENTIFICATION REFERENCE

PICK-UP

6231 02/16 0101 03CHECK 841.50

This is IMproved property known as: 818 5th Avenue South
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 **15th** day of **February** , 1994.

C. Wayne Oakes

Norma B. Oakes

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 C. Wayne Oakes and wife, Norma B. Oakes

the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 15th 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 $ **225,000.00**

Jerry C. Pendergrass

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

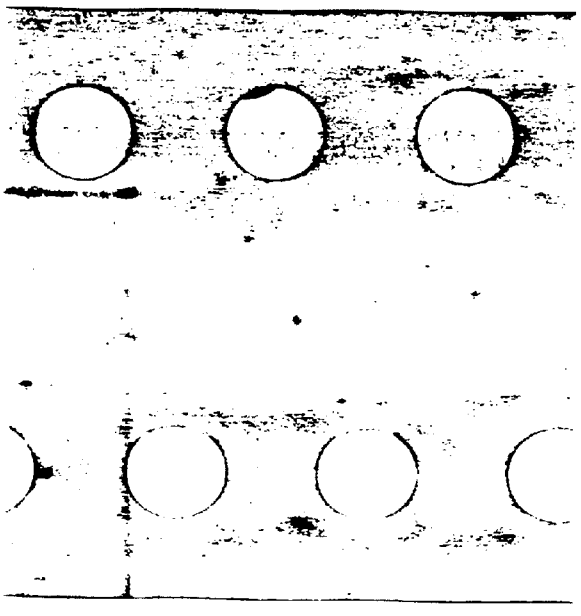
My comm. expires: 1-27-96

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 #: **SV 2010601**

[11/88:7/93]



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

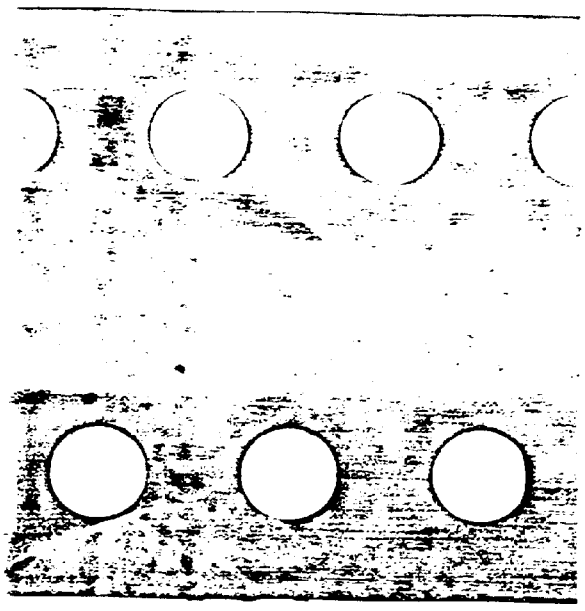
RECEIVED OF _____

FOR _____

BOOK 9251 PAGE 47

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 225000.00
CON TX 832.50
PRFEE 1.00
WDEED 8.00
TOTAL 841.50
CHECK 841.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 02/16/96 04 12:15 0001 6231

18336
IDENTIFICATION REFERENCE

FEE 15 PM 3:15

REGISTER'S OFFICE

No. 757146