27-5

[ADDRESS NEW OWNER:]	[SEND TAX BILL TO:]	[MAP-PARCEL NOS.]
[Barry N. Oakley	Barry N. Oakley	MAP and PARCEL
[2509 Lebanon Rd.	2509 Lebanon Road	95-06 26 & 27
[Nashville, Tennessee	Nasvhille, TN 37214	

[This instrument prepared by: Cindy S. Smith, Attorney, Royal Elm Office Park]
[2605 Elm Hill Pike, Suite C, Nashville, Tennessee 37214 (Davidson County - Box 27B)]

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, We, **Joe W. Fowler, a married man** , (the "Grantors") have bargained and sold, and by these presents do transfer and convey unto **Barry N. Oakley, unmarried** (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, being more particularly described as follows, to wit:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Craigmeade Subdivision, Section II, of record in Book 3300, Page 13, Register's Office for said County, described as follows:

BEGINNING at a monument in the southwesterly corner of Craigmeade Drive, the same being a common corner of Lot No. 52 and a Tract marked "D.P. Wilson & Son, Reserved for future development"; thence with the the margin of the said Craigmeade Drive, Southeastwardly 92.02 feet to a monument; thence continuing with said margin of said Drive, 33.91 feet to a monument; thence to the right around a curve, 38.30 feet to a monument; thence with a curve having a radius of 2914.79 feet, 196 feet to a monuments; thence North 72 degrees 10 minutes 12 seconds West, 180 feet to a monument; thence North 17 degrees 50 minutes East, 78.99 feet to monument; thence curving to the right, 150.22 feet to a monument; thence North 42 degrees 24 minutes East, 23.06 feet to a monument in the southwesterly side of Craigmeade Drive, being the point of beginning.

Tract 2:

Being a Tract of Parcel of land marked "E.P. Wilson & Son, Reserved for future development", and shown on the Plan of Craigmeade Subdivision, Section II, of record in Book 3300, Page 13, Register's Office for said County, and described according to a Plot Plan, by Barge-Waggoner, and Sumner, Inc., Engineers, dated January 10, 1962, as follows:

BEGINNING at a monument in the westerly side of Craigmeade Drive at the corner of said Tract and Lot No. 51 in said Subdivision; thence South 44 degrees West, 13.76 feet to a monument; thence to the left around the curve with the margin of Craigmeade Drive, 233.12 feet to monument, the corner of Lot No. 52; thence South 42 degrees 24 minutes West, 23.06 feet to a monument; thence around a slight curve to the left, 150.22 feet to a monument; thence South 17 degrees 50 minutes West, 78.99 feet to a monument; thence South 36 degrees 57 minutes West, 215 feet to a monument; thence South 13 degrees 35 minutes West, 332.43 feet to a monument; thence South 84 degrees 59 minutes East, 82.06 feet to a point; thence South 25 degrees 34 minutes West, 316.9 feet to a point; thence North 81 degrees 01 minutes West, 976 feet, more or less, to a point in the center of Mill Creek; thence with the meanders of the center of Mill Creek as follows: North 31 degrees 01 minutes East, 165 feet; North 52 degrees 01 minute East, 165 feet; North 57 degrees 31 minutes East, 330 feet; North 66 degrees 31 minutes East, 231 feet; North 62 degrees 31 minutes East, 313.5 feet; North 49 degrees 31 minutes East, 99 feet; North 8 degrees 31 minutes East, 115.5 feet; North 29 degrees 29 minutes West 198 feet to a point; North 47 degrees 59 minutes West, 114.2 feet to a point; thence with the the margin of Lot No. 51, North 87 degrees 29 minutes East, 310.41 feet to the point of beginning.

Being the same property conveyed to Joe W. Fowler by deed from John J. Wilson and and wife, Louise Wilson, of record in Book 3569, Page 551, Register's Office for Davidson County, Tennessee.

INCLUDED in the above described property, but EXCLUDED THEREFORE is that tract conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed of record in Book 3903, page 340, said Register's Office, described as follows:

A tract of land in Davidson County, Tennessee, described as follows:

Being part of Lot No. 52 on the Plan of Craigmeade Subdivision, Section II, of record in Book 3300, Page 13, Register's Office for said County, described as follows:

BEGINNING at a monument in the southwesterly margin of Craigmeade Drive, the same being a

common corner of Lot No. 52 and a tract marked "E.P. Wilson & Son, Reserved for future development"; thence with the margin of the said Craigmeade Drive, Southeastwardly 92.02 feet to a monument; thence continuing with said margin of said Drive, 33.91 feet to a monument; thence to the right around a curve, 38.30 feet to a monument; thence with a curve, having a radius of 2914.79 feet, 1965 feet to a monument; thence North 72 degrees 10 minutes 12 seconds West 9.70 feet to a point in the westerly margin of a frontage road; thence Northeasterly 50.6 feet along a curve in the westerly margin of frontage road, the same being parallel to and 50 feet from the westerly margin of Briley Parkway, to a point; thence Northwesterly 239.80 feet along a curve to the left, at a point; thence North 44 degrees 01 minutes 50 seconds West, 15.5 feet to the point of beginning, containing 6,483 square feet, more or less.

This is property with a common address of 244 Craigmeade Drive, Nashville, Tennessee.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:
(1) Property Taxes for the current year, said taxes being prorated and payment of same being assumed by the Grantees; (2) Easements of record in Book 1237, page 47; Book 2245, page 507; Book 4305, page 827; Book 4373, Page 70, all in said Register's Office; (3) Easement for flow of Mill Creek and riparian rights incident to the herein described premises; (4) Tennessee Valley Authority easement along the northerly portion of Tract 2; (5) The Plan of record in Book 3300, Page 13, said Register's office and all matters therein.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]
[The actual consideration or value, whichever is greater for this]
[transfer is $75,000.00]
[ ]
[X Barry N. Oakley]
[Affiant]
[Subscribed and sworn before me this 25th day of February, 1994.]
[ ]
[My Commission Expires: 7/23/94]
[Notary Public]

22136
IDENTIFICATION REFERENCE

94 MAR -1 AM 8:54

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except as set forth herein.

And Grantors do further covenant and bind themselves, their representatives and assigns, to warrant and forever defend the title to the Property to the said Grantees, their successors and assigns against the lawful claims of all persons whomsoever.

When necessary for proper construction, the singular shall include the plural and the plural shall include the singular, and the reference to any gender shall include reference to any and all genders.

I, **B. Jean Fowler**, hereby join in this instrument for the purpose of relinquishing any and all marital rights in and to said property which I may or might have as the wife of the said Joe W. Fowler.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this **25th** day of **February, 1994**.

Joe W. Fowler 2/25/94

B. Jean Fowler

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, **the undersigned authority**, a Notary Public in and for said County and State, the within named **Joe W. Fowler and wife, B. Jean Fowler**, with whom I am personally acquainted, or who proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

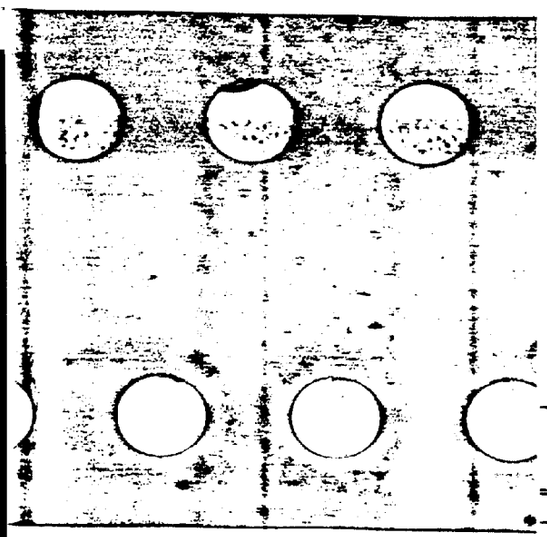
Witness my hand and official seal at **Knoxville**, Tennessee, this 27th day of **February, 1994**.

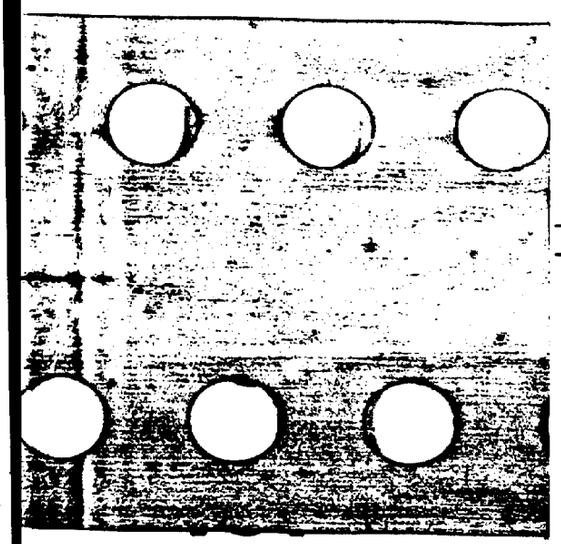
Lisa A. Hinkle

Notary Public
My Commission Expires: 10-14-96

File No. 9402-053

5707 03/01 0101 03CHECK 290.50





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

RECEIVED OF _____

FOR _____

BOOK 9261 PAGE 964

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 75000.00
				CON TX 277.50
				PRFEE 1.00
				WDEED 12.00
				TOTAL 290.50
				CHECK 290.50
			03/01/94 01	08:55 0001 5707

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

22136
IDENTIFICATION REFERENCE

94 MAR -1 AM 8:54
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.761156