Bk 23

THIS INSTRUMENT PREPARED BY: (JAG)
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & CALDWELL, P.C.
511 Union Street, Suite 600
Nashville, Tennessee 37219

BOOK 9396 PAGE 378

FROM: **DELMAR RAY SMITH** and wife, **BETTY JOAN SMITH**
("GRANTORS")

TO: **OAKLEY FAMILY LIVING TRUST**
("GRANTEE")

ADDRESS NEW OWNER:

Oakley Family Living Trust
c/o B. N. Oakley
2509 Lebanon Road
Nashville, TN 37214

SEND TAX BILLS:

SAME

98 JUL -1 PM 4:24
DAVIDSON COUNTY, TN.

67288

TAX PARCEL NUMBER
MAP 95-4/PARCEL 182

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by Oakley Family Living Trust ("Grantee") and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Delmar Ray Smith and wife, Betty Joan Smith ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Grantee, its successors and assigns, all of their interest in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

Being part of a tract marked "Warwick" on the Plan of Eva Mor Heights, as of record in Book 1424, page 149, Register's Office for Davidson County, Tennessee, and being part of Lot No. 6 on the Plan of Vaughn and Ellis Subdivision, of the Archer Homeplace, as of record in Book 332, pages 172 and 173, and being described by a survey of J. R. Wauford & Co., dated May 1, 1959, as follows:

Beginning at a point on the easterly margin of Graylynn Drive 88.1 feet south of the southwest corner of the Esso Standard Oil Co. of record in Book 2446, page 631; thence in a southerly direction with the easterly margin of Graylynn Drive 75 feet to an iron pin; thence due east 237.2 feet to an iron pin; thence north 3 degrees 50 minutes west 75 feet to an iron pin; thence due west 233.5 feet to the point of beginning.

Together with an easement for ingress and egress 20 feet across the rear of the 136 foot lot adjoining to the south of the property herewith conveyed and an easement comprising the southerly 12 feet of the 136 foot lot for the use of all property owners on said survey. This conveyance is subject to a 20 foot easement across rear of the premises for the use of the 88.1 foot lot adjoining the premises to the north.

Being the same property conveyed to Delmar Ray Smith and wife, Betty Joan Smith, by deed from B.N. Oakley and wife, Jane Oakley, of record in Book 5712, page 775, said Register's Office.

This is property known as 115 Graylynn Drive, Nashville, Tennessee.

The above descriptions are identical to that contained in the prior deed.

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

And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for (i) the setback lines, easements and limitations as shown on Plat Book 1424, page 149, Register's Office for Davidson County, Tennessee (ii) the easements as set out in Book 5712, page 775 and in Book 2907, page 79, said Register's Office (iii) the minimum building set back line in Book 2907, page 79, said Register's Office (iv) an easement for sanitary sewers and/or storm drainage of record in Book 4278, page 73, said Register's Office and (iv) the 1994 real property taxes which have been prorated between the parties.

And Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors 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 this 1st day of July, 1994.

Delmar Ray Smith
DELMAR RAY SMITH

Betty Joan Smith
BETTY JOAN SMITH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Vicki R. Schmitz, a Notary Public in and for said State and County duly commissioned and qualified, Delmar Ray Smith and wife, Betty Joan Smith, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 1st day of July, 1994.

Vicki R. Schmitz
NOTARY PUBLIC

My Commission Expires: August 13, 1987

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $74,000.00.

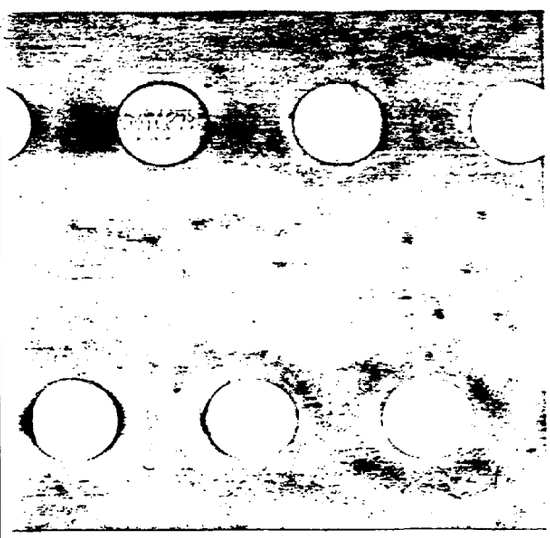
B. N. Dabney
AFFIANT

Subscribed and sworn to before me, this 1st day of July, 1994.

Vicki R. Jones
NOTARY PUBLIC

My Commission Expires: August 13, 1997

2877 07/01 0101 03CHECK 286.80



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

RECEIVED OF _____

FOR _____

BOOK 9396 PAGE 381

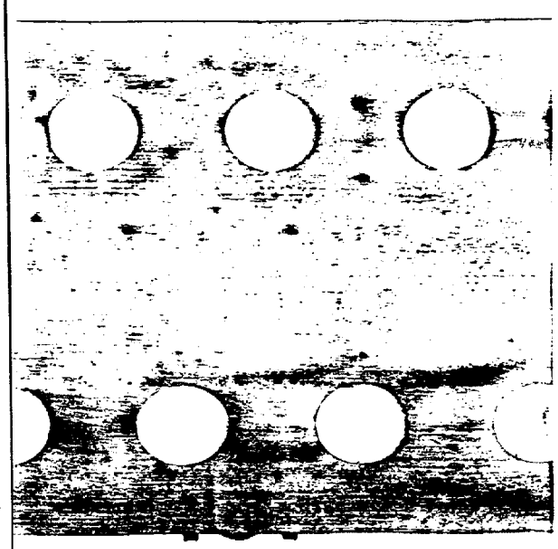
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 74000.00
CON TX 273.80
PRFEE 1.00
WDEED 12.00
TOTAL 286.80
CHECK 286.80

07/01/94 01 16:25 0001 2877

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



67288
IDENTIFICATION REFERENCE

94 JUL -1 PM 4:24
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 809535