WARRANTY DEED

THIS INDENTURE made and entered into on this the 5th day of August, 1994, by and between ROBERT K. ZELLE and wife, ANNE H. ZELLE, hereinafter referred to as the Grantors, and J. ANNETTE OAKLEY, hereinafter referred to as the Grantee.

WITNESS, that for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the said Grantors, have this day bargained and sold and by these presents do transfer and convey unto the said Grantee, her heirs and assigns the following described tract or parcel of and, to-wit:

Land in the 7th Civil District of Davidson County, Tennessee, City of Belle Meade, being all of Lot 14 on the Revised Final Plat of The Resubdivision of Lot 9 and Part of Lot 10 Bransford Realty Company's Berkeley Hills Subdivision of record in Plat Book 547, Pages 57 and 58; and Lot 14 on the Resubdivision of Lots 12, 13 and 14 Bonaventure Place of Record in Plat Book 5200, Page 448, Register's Office for Davidson County, Tennessee, as of record in Book 7900, Page 469, said Register's Office, to which plan reference is hereby made for a more complete descriptiion.

This conveyance is made subject to:

1) The Grantors will be responsible for all taxes 1993 and prior years and the Grantee will be responsible for all taxes 1994 and subsequent years.

2) Declaration of Covenants, Conditions and Restrictions, as of record in Book 5901, Page 295, said Register's Office, including the right of first refusal; and

3) The Plan of record in Book 7900, Page 469, said Register's Office, which shows an owners certificate, certain minimum building setback lines and certain easements for public utilities, private access, private screen, open space and parking.

The previous and last conveyance being the same property conveyed to Robert K. Zelle and wife, Anne H. Zelle, by deed from Craig Parrish, of record in Book 6343, Page 506, and by Quitclaim Deed from Allen D. Lentz, Trustee, of record in Book 6354, Page 961, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging unto the said Grantee, her heirs and assigns, forever; and the said Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said

This instrument prepared by OAKLEY & OAKLEY, Attorneys at Law, 1024 West Main Street, Livingston, TN 38570

land in fee simple; have a good and lawful right to convey same, and that the same is unincumbered.

The Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

When necessary for a proper construction hereof, the plural case shall be read singularly, and so construed.

WITNESS OUR HANDS on this the day and date first above written.

ROBERT K. ZELLE

ANNE H. ZELLE

PICK-UP

94 AUG -5 PM 2:44

DAVIDSON COUNTY, TN.

78784

IDENTIFICATION REFERENCE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named bargainors, ROBERT K. ZELLE and wife, ANNE H. ZELLE, with whom I am personally acquainted, and who acknowledged the execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal of office on this the 5th day of August, 1994.

NOTARY PUBLIC

My Commission Expires: 9-16-95

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $325,000 which amount is equal to or greater than the amount which the property transferred would bring at a fair and vulantary sale.

Affiant

Subscribed and sworn to before me this the 5th day of August, 1994.

Notary Public

9-16-95

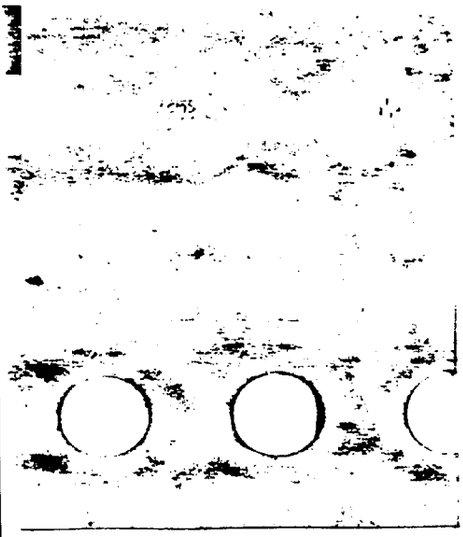
PERSON RESPONSIBLE FOR TAXES:

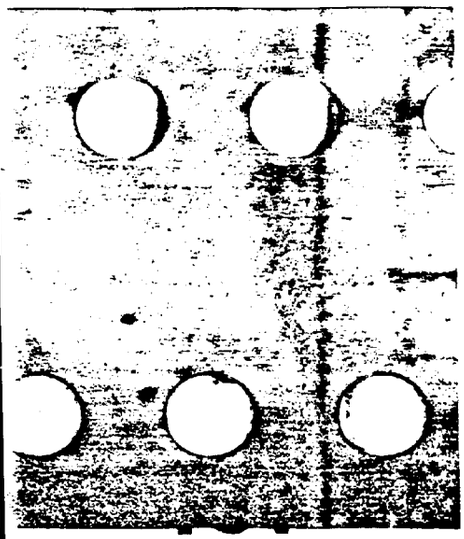
J. Annette Oakley

P. O. Box 520

Livingston, TN 38570

5260 08/05 0101 03CHECK 1211.50





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

RECEIVED OF _____

FOR _____

BOOK 9430 PAGE 27

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
325000.00
CON TX 1202.50
PRFEE 1.00
WDEED 8.00
TOTAL 1211.50
CHECK 1211.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/05/94 01 14:43 0001 5260

78784
IDENTIFYING REFERENCE

94 AUG -5 PM 2:44

REGISTER
DAVIDSON COUNTY, TN.

No. 821759