THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 35,000.00

James C. Oliver
Affiant

Subscribed and sworn to before me, this 9th day of August 1994

Notary Public

My Commission Expires: 11-22-97

MITCHELL A. WATTS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BOOK 9434 PAGE 115

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
JAMES C. OLIVER 1301 Ordway Place Nashville, Tennessee 37206	James C. Oliver P.O. Box 60512 Nashville, TN 37206-0512	MAP 83-9 PARCEL 21

WARRANTY DEED

6372 08/11 0101 03CHECK 142.50

FOR AND IN CONSIDERATION of the sum of THIRTY FIVE THOUSAND AND NO/100---------- ---------- ($ 35,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, we, HENRY NATHANIEL OAKES, JR. AND CARROLL OAKES hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto JAMES C. OLIVER, UNMARRIED hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING Lot No. 31 in F. O. Beazley's Subdivision of Block "C" in the Douglas Place, a plan of which is of record in Plan Book 2, page 66, Chancery Court at Nashville, Tennessee.

SAID Lot No. 31 fronts 50.0 feet on the northerly side of Ordway Avenue, formerly Grove Avenue, and runs back between parallel lines 170.0 feet to an alley.

BEING the same property conveyed to Barbara Swanson by Quitclaim Deed from Frances Savely Oakes of record in Book 5375, page 859, Register's Office for Davidson County, Tennessee; the said Barbara Swanson having since died testate and her Last Will and Testament of record in Will Book 178, page 303, Probate Court Clerk's Office for Davidson County, Tennessee, having devised subject property to Henry Nathaniel Oakes, Jr. and Carroll Oakes.

FRANCES SAVELY OAKES, Executrix of the Estate of Barbara Swanson, joins in this conveyance to convey any interest she may in subject property as Executrix of the estate of Barbara Swanson.

This is improved property known as 1301 Ordway Place, Nashville, Tennessee 37206

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, his heirs and assigns, forever.

GRANTOR s COVENANT with the said GRANTEE that they are lawfully seized and possessed of said land in fee simple, have good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of F.O. Beazley's Subdivision of Block "C" Douglas Pl. of record in Book 2, page 66, Chancery Court at Nashville, Tennessee.

GRANTOR s FURTHER COVENANT___ and bind___ themselves, their heirs and representatives to warrant and forever defend the title to the said GRANTEE___, his heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF we have hereunto set our hands on this the 6th day of July, 19 94.

Henry Nathaniel Oakes, Jr.
HENRY NATHANIEL OAKES, JR.

Carroll Oakes
CARROLL OAKES

Frances Savely Oakes
FRANCES SAVELY OAKES

STATE OF Ky)
COUNTY OF Rowan)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named HENRY NATHANIEL OAKES, JR., the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 11 day of July, 1994.

Karen R Bailey
Notary Public

My Commission Expires: 8/5/95

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath___ acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal this _____ day of _____, 19____.

My Commission Expires: _____

Notary Public

STATE OF New York)
COUNTY OF Saratoga)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named CARROLL OAKES, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 12th day of July, 1994.

Gail P. Oakes
Notary Public

My Commission Expires: 2/24/96

GAIL P. OAKES
Notary Public, State of New York
No. 4992387
Qualified in Saratoga County
Commission Expires Feb. 24, 96

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 9434 PAGE 147

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named FRANCES SAVELY OAKES, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she as Executrix executed the within instrument for the purposes therein contained.

Witness my hand official seal this 4th day of August, 1994.

Mitchell A. Watts
Notary Public

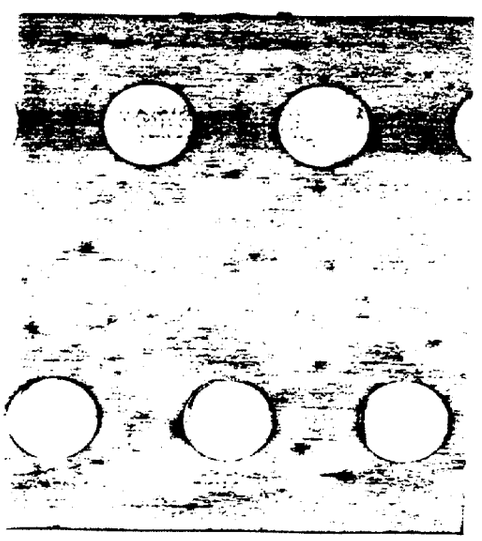
My commission expires:

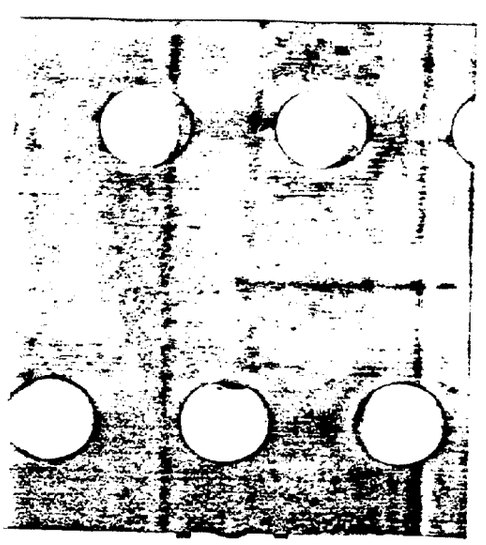
11-22-97

MITCHELL A. WATTS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

80268
IDENTIF. & REFERENCE

94 AUG 11 AM 8:39
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9434 PAGE 148

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 35000.00
CON TX 129.50
PRFEE 1.00
WDEED 12.00
TOTAL 142.50
CHECK 142.50

08/11/94 01 08:39 0001 6892

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80268
IDENTIF. ↑ REFERENCE

94 AUG 11 AM 8:39

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 823366