THIS INSTRUMENT PREPARED BY:
JOSEPH B. PITT, JR., ATTORNEY
FIRST AMERICAN CENTER
NASHVILLE, TN 37201

(3)

BOOK 9444 PAGE 713

BOX 35 FILE NO: 00274389

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Charles Beattie (NAME)	SAME (NAME)	Map 117-9
3609 Sycamore Lane (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 118
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ----------TEN AND 00/100----------
----------(10.00)---------- *Dollars,*

Cash in hand paid by Charles Beattie and wife, Melissa C. Beattie and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

Barry P. Oxford and wife, Mary C. Oxford

have this day bargained and sold, and do hereby transfer and convey unto the said Charles Beattie and wife, Melissa C. Beattie

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

84186

IDENTIFICATION REFERENCE

94 AUG 24 AM 11:09

REGISTER
DAVIDSON COUNTY, TN

1201 08/24 0101 03CHECK 2196.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON } *The actual consideration or value whichever is greater, for this transfer is* $ 590,000.00

Subscribed and sworn to before me this the 23rd *day of* August 19 94

My commission expires: 11-10-97 *(Affix Seal)*

Affiant Charles Beattie

Notary Public Linda V. Jones

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON CO.

This is improved (X) unimproved ( ) property, known as 3609 Sycamore Lane Nashville, TN 37215
(House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

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.

Witness our hands this 23rd *day of* August, 19 94, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Barry P. Oxford by Lil Barker Attorney-In-Fact
Barry P. Oxford

Mary C. Oxford by Lil Barker Attorney-In-Fact
Mary C. Oxford

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Berry P. Oxford and wife, Mary C. Oxford

the within named bargainor S, *with whom I am personally acquainted (or 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 Nashville, *Tennessee, this* 23rd *day of* August, 1994.

Notary Public

Commission expires 11-10-97 LINDA V. JONES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

Notary Public

Commission expires _____

State of TENNESSEE

County of DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Joe Barker, to me known (or proved to me on the basis of satisfactory evidence), to be the person who executes the foregoing instrument in behalf of Berry P. Oxford and Mary C. Oxford and acknowledged that he executed the same as the free act and deed of said Berry P. Oxford and Mary C. Oxford.

Witness my hand, at Nashville, Tennessee this 23rd day of August, 19 94.

Linda V. Jones
Notary Public

My Commission Expires: 11-10-97

LINDA V. JONES NOTARY PUBLIC AT LARGE WILSON CO. TENN.

WARRANTY DEED

FROM

TO

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4, Section 2, Blackberry Hollow as shown on plat recorded in Book 5200, page 157, Register's Office, Davidson County, Tennessee, being bounded on the south by Sycamore Lane cul-de-sac, on the west by Lot No. 3, on the north by Woodmont Acres, on the east by Lot No. 5 and Gilbert Smith being more particularly described as follows:

Beginning at a point in the north cul-de-sac right of way of Sycamore Lane, said point being a common corner with Lot No. 3 and being the southwest corner of the lot herein described; thence with Lot No. 3 north 35 deg. 18' 33.3" west 145.00 feet, north 05 deg. 40' 51.3" east 61.62 feet to a corner common with Lot No. 3 in the south line of Woodmont Acres; thence with Woodmont Acres south 84 deg. 19' 08.7" east 258.15 feet to a corner common with Gilbert Smith in the south line of Woodmont Acres; thence with Gilbert Smith and Lot No. 5 south 05 deg. 40 51.3" west 63.69 feet, south 47 deg. 35' 28.8" west 145.00 feet to a corner common with Lot No. 5 in the north cul-de-sac right of way of Sycamore Lane; thence with the cul-de-sac right of to Sycamore Lane on a curve to the left 72.34 feet (radius 50.00 feet) to the point of beginning, containing 0.763 acres, more or less.

Together with a driveway easement, perpetual and running with the land, between Lot No. 4 and Lot No. 5, Section 2, Blackberry Hollow, approximately 10 feet wide and 80 feet long on the southeastern line of said Lot No. 4 and being on said Lot No. 5 along the northwestern line of said Lot.

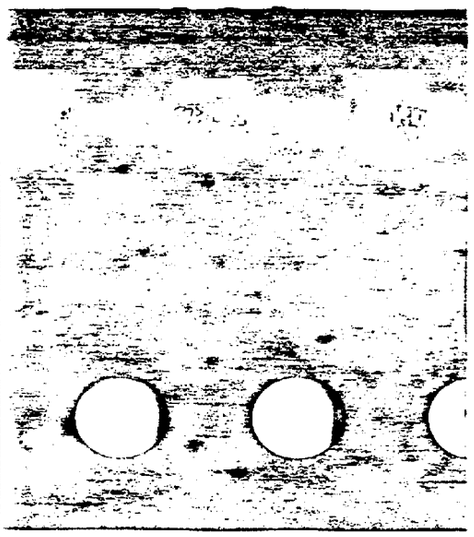
Being the same property conveyed to Barry Oxford and wife, Mary Oxford, by deed from Gilbert Naylor Smith, of record in Book 5440, page 917, said Register's Office.

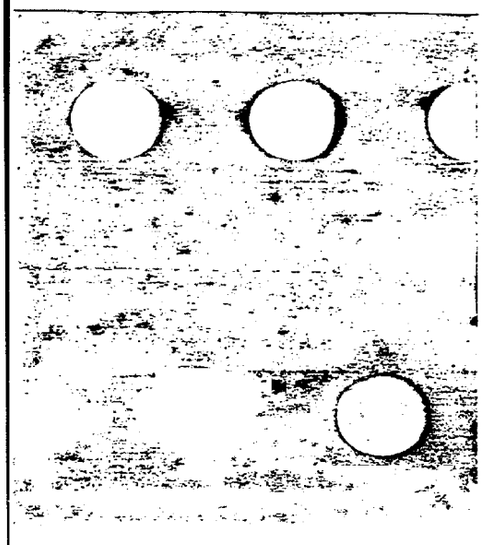
Together with a nonexclusive perpetual easement for a driveway for ingress and egress for noncommercial purposes, over, upon, and across the following described tract of land:

All that tract or parcel of land lying in the 7th Civil District, Nashville, Davidson County, Tennessee, as more particularly described on plat of survey prepared by Robert Lyle Sylar, dated April 17, 1979, entitled "Final Plat Section II Blackberry Hollow", recorded in Book 5200, page 157, Register's Office for Davidson County, Tennessee, as more particularly described as follows:

Beginning from the northeast corner of the intersection of Valley Brook Place and Hilldale Drive, running North 83 degrees 57 minutes 46.4 seconds West, a distance of 217 feet, more or less, to a monument, running thence North 06 degrees 08 minutes 13.6 seconds East, a distance of 362.96 feet, more or less, to a monument, the True Point of Beginning, thence from the True Point of Beginning thus established, South 84 degrees 19 minutes 08.7 seconds East, a distance of 250.0 feet, more or less, to a point being the northeast intersection of the Easement Property with Hilldale Drive; thence South 07 degrees 45 minutes 45.4 seconds West, a distance of 25.0 feet, more or less, along the eastern right of way of Hilldale Drive to the southeastern intersection of the Easement Property with Hilldale Drive to a point; thence North 84 degrees 19 minutes 08.7 seconds West, a distance of 391.25 feet, more or less, to a point; thence North 6 degrees 08 minutes 13.6 seconds East, a distance of 25.0 feet, more or less, to a point; thence South 84 degrees 19 minutes 08.7 seconds East, a distance of 141.45 feet, more or less, to the True Point of Beginning.

Being the same easement conveyed to Barry P. Oxford and wife, Mary C. Oxford by Easement from Sally F. McClellan, of record in Book 9439, page 79, Register's Office for said County.





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

RECEIVED OF _____

FOR _____

BOOK 9444 PAGE 716

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 590000.00
CON TX 2183.00
PRFEE 1.00
WDEED 12.00
TOTAL 2196.00
CHECK 2196.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

08/24/94 01 11:08 0001 1201

84186
IDENTIF. & REFERENCE

94 AUG 24 AM 11:09

REGISTER
DAVIDSON COUNTY, TN.

No. 827620