FILE NO. 33137

FILE BOX "7"

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 225,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JANUARY, 19 95

Notary Public

MY COMMISSION EXPIRES: 11/23/98

(AFFIX SEAL)

BOOK 9578 PG 991

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SARATOGA PROPERTIES,	S A M E	104-4-1.99
(NAME) A Partnership	(NAME)	
700 18th Avenue, South		22W 15645
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37203		
(CITY) (STATE) (PO ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, I, JOHN RAY OAKLEY, An Unmarried Person,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO SARATOGA PROPERTIES, A Partnership

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

LAND in Davidson County, Tennessee, being the southerly 35 feet of Lot No. 2 and the northerly 40 feet of Lot No. 3 on the Plan of Eastman's Subdivision of the southerly part of Lot No. 31 in O. B. Hayes Plan of Large Lots, as of record in Book 332, Page 84, Register's Office for Davidson County, Tennessee.

SAID parts of said Lots Nos. 2 and 3 front together 75 feet on the westerly side of 17th Avenue South, formerly Addison Street, and run back between parallel lines 158 feet to an alley. The legal description contained herein is the same as the previous deed of record and no survey was conducted at the time of this conveyance.

BEING the same property conveyed to John Ray Oakley by Quitclaim Deed from Arlene J. Oakley of record in Book 8871, page 655, Register's Office for Davidson County, Tennessee and the same property conveyed to John R. Oakley by deed from Annie W. Floyd and Porter Floyd, of record in Book 6546, Page 878, Register's Office for Davidson County, Tennessee.

This is (unimproved) (X improved) property, known as 1219 17th Avenue, South, Nashville, Tennessee 37210
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs 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 my hand this 1st day of January, 19 95

John Ray Oakley

JOHN RAY OAKLEY

BOOK 9578 PG 992

STATE OF TENNESSEE
Davidson County

THE UNDERSIGNED

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named JOHN RAY OAKLEY, An Unmarried Person

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 at Nashville, Tennessee, this 1st day of January, 1995.

Commission Expires 11/28/98

_____ Notary Public

STATE OF TENNESSEE
Davidson County

Before me, _____ a Notary Public in and for 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 himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

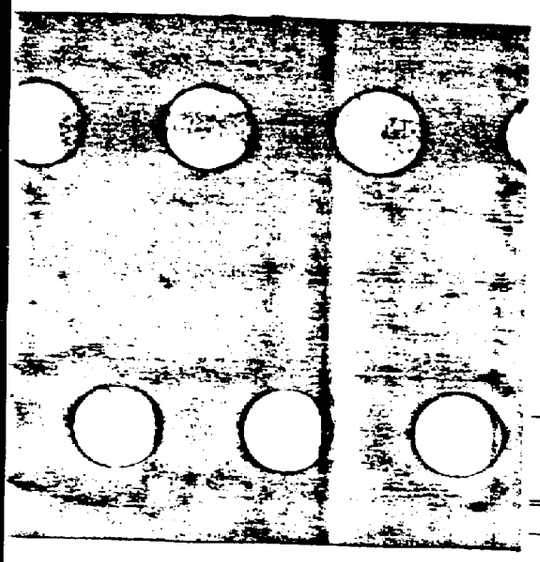
FROM

TO

28221
IDENTIF. & REFERENCE

95 JAN 26 AM 9:46
FELIX REGISTER
DAVIDSON COUNTY, TN.

5388 01/26/95 0101 CKCHECK 841.50



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

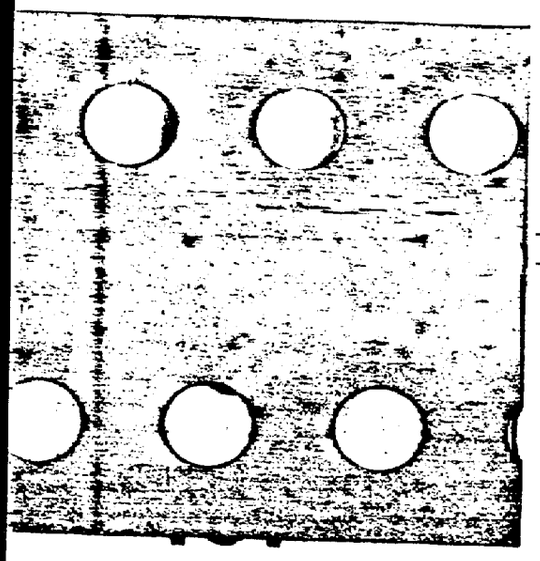
RECEIVED OF _____

FOR _____

BOOK 9578 PG 993

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 225000.00
CON TX 832.50
PRFEE 1.00
~~UREED~~ 8.00
~~TOTAL~~ 841.50
CHECK 841.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

28221
IDENTIF. ↑ REFERENCE

95 JAN 26 AM 9:46

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

01/26/95 01 09:46 0001 5288

No. 875081