BOOK 9685 PG 427

WARRANTY DEED

State of Tennessee)
County of Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 22,000.00

B. N. Oakley
Affiant

Sworn to and subscribed before me this 30 day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

This instrument prepared by:

ROBERT F. SPANN, Attorney
First American Center, Suite 1545
315 Deaderick Street
Nashville, Tennessee 37238-1545
615/242-2525

PICK-UP

95 MAY 31 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. ↑ REFERENCE 0065267

ADDRESS - NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NUMBER:
B. N. Oakley, et al 2575 Lebanon Rd Nashville, TN 37214	Same	Map 73-11 Par. 115 and 116

FOR AND IN CONSIDERATION of the sum of ten dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Logan Hickerson and Richard Warden, hereinafter called Grantors, have bargained and sold, and by these presents does transfer and convey unto B. N. Oakley and Barry Oakley, hereinafter called Grantees, their heirs and assigns, forever, a certain tract or parcel of land situated in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Parcel "A" and "B" on the Plan of Sunset View Subdivision, Section 8, as of record in Book 3842, page 28, Register's Office for said County, and being a subdivision of Reserved Parcels A, B, & C, of Section 7, Sunset View as of record in Book 2900, page 109 Register's Office for Davidson County, Tennessee.

PARCEL A: Said Parcel "A" fronts 220.76 feet on the westerly side of Ridgeland Drive, and runs back 180.0 feet on the northerly side and 462.5 feet on the northerly side that runs along the south line of Lot No. 613, and runs back 382.87 feet on the southerly side to a line in the rear on which it measures 85.83 feet thereon.

PARCEL B: Said Parcel "B" fronts 176.8 feet on the easterly side of Ridgeland Drive, and runs back 149.60 feet on the north side, and 230.31 feet on the south side to a line in the rear on which it measures 21.65 feet thereon.

Being the same property conveyed to Logan Hickerson and Richard Warden by deed from Tom G. Coleman, Jr., Trustee, with full power to sell, transfer, mortgage or otherwise convey without the joinder or disclosure of any beneficiary of record in Book 9254, page 898, Register's Office for Davidson County, Tennessee.

The above described property is not the place of usual residence of the parties hereto.

This conveyance is made subject to all easements, covenants, reservations, and restrictions which may be of record in said Register's Office.

This is unimproved property known as Ridgeland Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the said property, with all appurtenances, estate, title, and interest thereto belonging to the 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, assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, her 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 our hands this 30th day of May, 1995.

LOGAN HICKERSON

RICHARD WARDEN

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

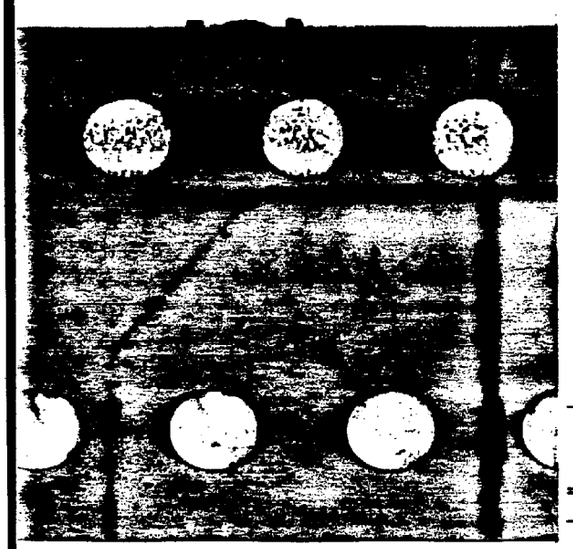
Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, Logan Hickerson and Richard Warden, the Bargainers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed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

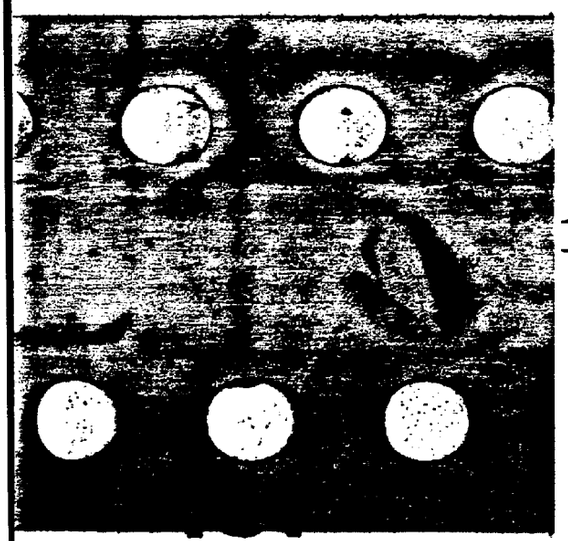
WITNESS my hand and official seal this 30 day of May, 1995.

NOTARY PUBLIC

My Commission Expires: 9-26-98

5981 05/31 0101 03CHECK 90-40





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

RECEIVED OF _____

FOR _____

BOOK 9685 PG 429

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	22000.00
CON TX	81.40
PRFEE	1.00
MDEED	8.00
TOTAL	90.40
CHECK	90.40

05/31/95 01 10:37 0001 5981

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0065267
IDENTIF. ↑ REFERENCE

95 MAY 31 AM 10:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 915299