BOOK 9811 PG 680

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 221,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 19 95

I. DYKE TATUM

Notary Public

MY COMMISSION EXPIRES: July 26, 1997
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
TATUM & JONES, ATTORNEYS, 2001 CHARLOTTE AVENUE, SUITE 200, NASHVILLE, TN. 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
ALTON ROSS, JR. (NAME)	SAME (NAME)	78-O-89
330 COMMERCE ST. (ADDRESS)	(NAME) (ADDRESS)	08D-23085
NASHVILLE, TN 37201 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WILLARD A. OAKLEY AND WIFE, DARLENE E. OAKLEY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ALTON ROSS, JR. AND JAY H. ROSS, AS JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP

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:

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

0934 10/02 0101 03CHECK 830.70

0106713
IDENTIF. ↑ REFERENCE

95 OCT -2 AM 8:53
FELIX Z. ROBERTSON REGISTER
DAVIDSON COUNTY, TN.

unimproved (X)
This is improved ( ) property, known as 7763 RIVER ROAD PIKE, NASHVILLE, TN 37209
(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 our hand s this 29th day of September 19 95

Willard A. Oakley
WILLARD A. OAKLEY

Darlene E. Oakley
DARLENE E. OAKLEY

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 WILLARD A. OAKLEY AND WIFE, DARLENE E. OAKLEY

the 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 29th day of September 19 95.

Commission expires July 26, 1997

I. DIXIE TATUM
Notary Public

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

EXHIBIT "A"

TRACT I:

LAND in Davidson County, Tennessee, bounded on the West by River Road, on the South by Alvin William Mykitta, on the East by the Cumberland River Cheatham Reservoir, and on the North by Walter A. Lampley, formerly W. L. and J. W. Sadler, and being more particularly described as follows:

BEGINNING at a point in the center line of River Road, said point being 25 feet West of and radial to the iron pin at the Northwest corner of Alvin William Mykitta property of record in Book 5262, page 985, Register's Office for Davidson County, Tennessee; thence with Mykitta's North line, 943.6 feet, more or less, to a concrete monument in the witness line on the westerly bank of the Cumberland River Cheatham Reservoir and continuing 16 feet, more or less, to the 390 foot contour line as set forth in the deed from Cordell Hull and wife, Rose F. Hull to the United States of America, of record in Book 2137, page 561, Register's Office for said County; thence with the westerly bank of the Cumberland River Cheatham Reservoir, northerly to a point in said 390 foot contour line at the Southeast corner of the Walter A. Lampley property, of record in Book 4203, page 3, said Register's Office (formerly W. L. and J. W. Sadler property); thence westerly with said Lampley, formerly Sadler, line 930 feet, more or less, to a point in the center of said River Road (Highway 24); thence southerly with the center line of said Road, 1395 feet, more or less, to the point of BEGINNING.

TRACT II:

LAND in Davidson County, Tennessee, and being more particularly described as follows:

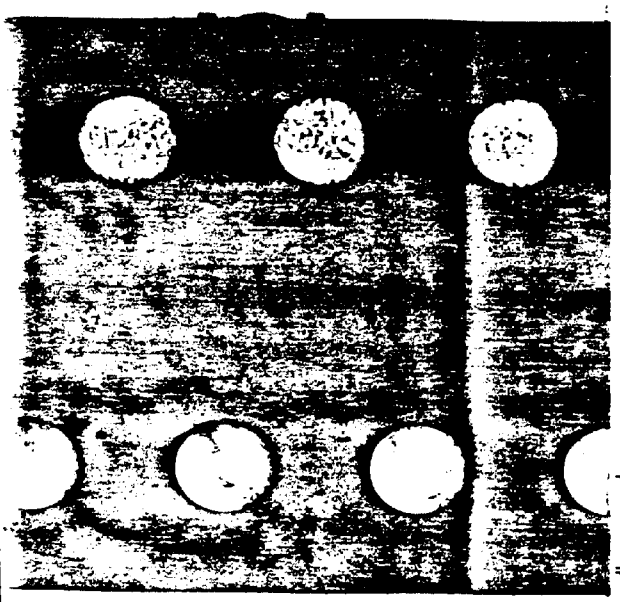
BEGINNING at a point on the easterly margin of River Road Pike at the Southwest corner of the property conveyed to W. L. Sadler and wife, Mary T. Sadler, by deed from W. L. Sadler et al, of record in Book 2450, page 197, Register's Office for said County; said point also being the Northwest corner of the Hull property; thence with the easterly margin of said River Road Pike, northwardly 245 feet to a point, the Southwest corner of Tract No. 2; thence with the line between Tract Nos. 1 and 2, North 74 degrees 57 minutes East 305 feet to a point, and South 82 degrees 25 minutes East 702 feet to the Cumberland River; thence with the same, South 06 degrees 06 minutes East 234 feet to the northern boundary line of said Hull property; thence with the same, North 89 degrees West 967 feet to the point of BEGINNING.

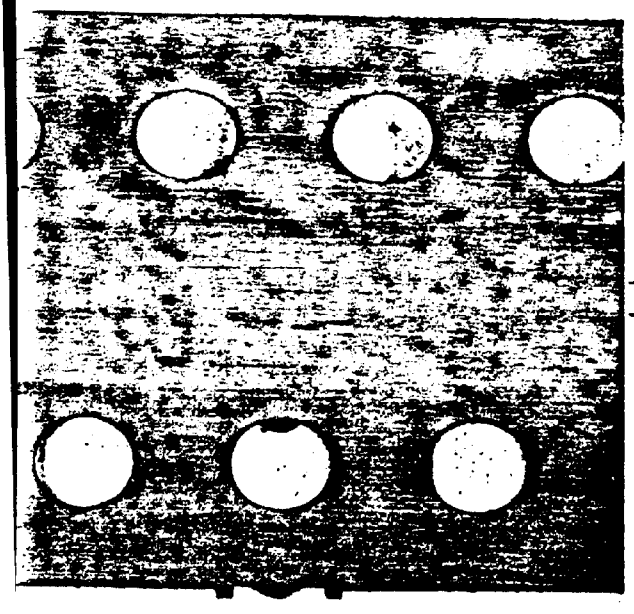
CONVEYED HEREWITH AND APPURTENANT THERETO IS AN EASEMENT OF ACCESS TO SAID PROPERTY. SAID EASEMENT BEING 30 FEET IN WIDTH, ALONG THE EAST MARGIN OF RIVER ROAD AND EXTENDING FROM THE NORTHWEST CORNER OF THE TRACT HEREIN CONVEYED NORTHWESTWARDLY 580 FEET.

BEING the same property conveyed to WILLARD A. OAKLEY AND WIFE, DARLENE E. OAKLEY, by deed from J. Phillip Jones, Trustee, of record in Book 8520, page 534, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

SOURCE OF DESCRIPTION: DESCRIPTION OF PREVIOUS DEED OF RECORD





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

RECEIVED OF _____

FOR _____

BOOK 9811 PG 683

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
221000.00
CON TX 817.70
PRFEE 1.00
WDEED 12.00
TOTAL 830.70
CHECK 830.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/02/95 01 08:53 0001 0934

0106713
IDENTIF. ↑ REFERENCE

95 OCT -2 AM 8:53
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 959730