THIS INSTRUMENT PREPARED BY:
MARTIN C. GINER, ATTORNEY
222 SECOND AVENUE NORTH
326 WASHINGTON SQUARE
NASHVILLE, TN 37201
(615) 259-9222

WARRANTY DEED

Address of New Owner as Follows:	Send Tax Bill To:	Map/Parcel Nos.
Jennifer A. Deal 5154 Hunters Point Lane Hermitage, TN 37076	Colonial Mortgage 2000 Interstate Park Suite 200 Montgomery, AL 36104	Map 98-5 Parcel 125

FOR AND IN CONSIDERATION of the sum of Forty-Seven Thousand Dollars and no cents ($47,000.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, C. Wayne Oakes has bargained and sold and by these presents does transfer and convey unto the said Jennifer A. Deal, as single person, Grantee herein, her heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Being Lot No. 26A on the zone lot plan of Lots 26 and 40, Hunters Point Subdivision of record in Plat Book 6250, page 510, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to C. Wayne Oakes by quitclaim deed from C. Wayne Oakes and Lucian D. Wirt, of record in Book 6783, page 213, Register's Office for said County.

Property taxes for 1996 to be apportioned. Possession upon delivery of deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, interest thereto belonging to the said Grantee, her heirs and assigns, forever. And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as of record. And I do further covenant and bind myself, my heirs and assigns 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.

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.

IN WITNESS WHEREOF, we have set our hands on this 25th day of March, 1996.

C. Wayne Oakes

C. WAYNE OAKES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public of said State and County, C. Wayne Oakes, with whom I am personally acquainted (or proved on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal this 28th day of March, 1996.

Notary Public

My Commission Expires: 9-21-96

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $47,000.00.

C. Wayne Oakes

C. WAYNE OAKES

Sworn to and subscribed before me

this 28th day of March, 1996.

Notary Public

My Commission Expires: 9-21-96

Norma B. Oakes
NORMA B. OAKES

Norma B. Oakes, the spouse of C. Wayne Oakes, joins herein solely for the purpose of consenting to this Warranty Deed and releasing and conveying to Jennifer A. Deal any and all right, title, and interest she may have in the property, whether arising by virtue of marriage or otherwise.

Sworn to and subscribed before me

this 27th day of March, 1996.

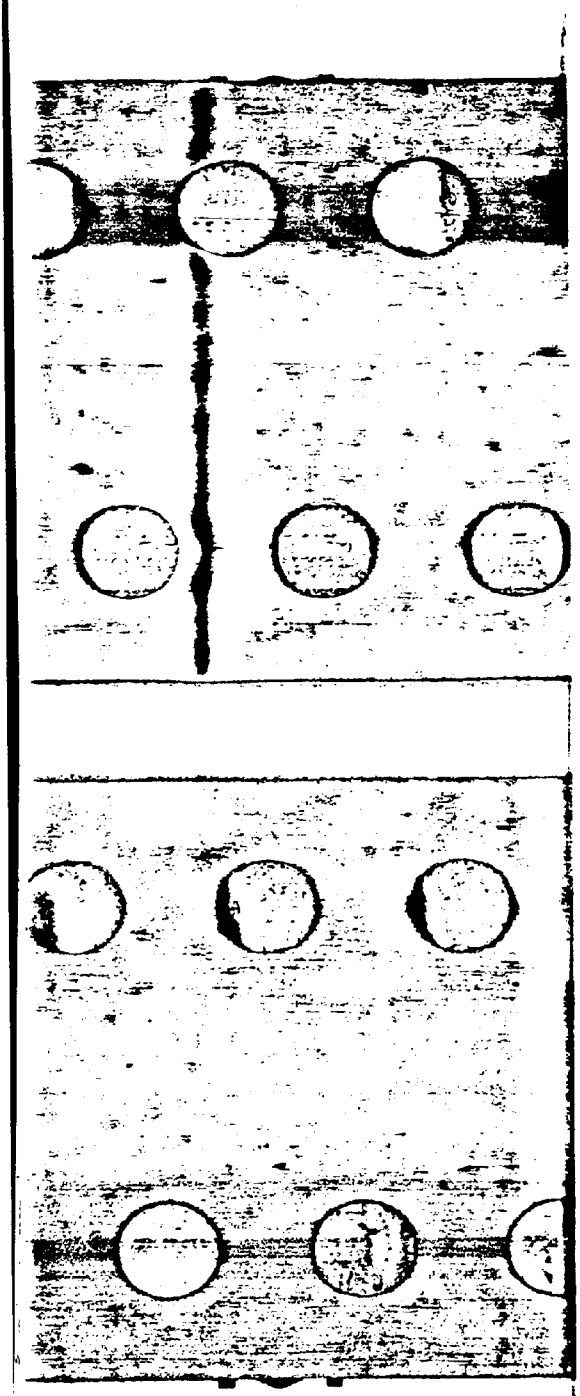
Notary Public

My Commission Expires: 9-21-96

0167240
IDENTIF. & REFERENCE

96 APR -3 AM 10:50
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

6060 04/03 0101 03CHECK 186.90



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

RECEIVED OF _____

FOR _____ 10002 PG 801

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 47000.00
CON TX 173.90
PRFEE 1.00
WDEED 12.00
TOTAL 186.90
CHECK 186.90

04/03/96 01 10:55 0001 6060

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0167240
IDENTIF. ↑ REFERENCE

96 APR -3 AM 10:50
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1024056