BOOK 10132 PG 299

PREPARED BY:
STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this **23rd** day of **July, 1996. between JOSEPH M. O'CONNELL, UNMARRIED, GRANTOR, and RONDOL E. OAKLEY and MARY B. OAKLEY, HUSBAND AND WIFE, GRANTEEs.**

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, JOSEPH M. O'CONNELL, UNMARRIED, herein referred to as GRANTOR, has this day bargained, sold and do hereby transfer and convey unto the said RONDOL E. OAKLEY and MARY B. OAKLEY, HUSBAND AND WIFE, herein referred to as GRANTEEs, his/her/their successors, heirs and assigns, certain real estate in DAVIDSON County, State of Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto ("the Property"). This conveyance of "the Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set fort in Exhibit "B", which is attached hereto and incorporated herein.

This is improved property known as 247 BLUE HILL DRIVE, DONELSON, TN.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto GRANTEEs, their heirs, successors and assigns forever. The GRANTOR does covenants and agrees with the said GRANTEEs that GRANTOR is lawfully seized and possessed of the said real estate and that GRANTOR has a good and lawful right to sell the same. The GRANTOR further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B" attached hereto. Grantor further covenants and binds himself/herself/themselves, his/her/their heirs and representatives, to warrant forever defend the title to said Grantees, his/her successors, heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Joseph M. O'Connell by his atty-in-fact Kathy Marie Keyes

JOSEPH M. O'CONNELL
Signature of Seller

0207213

IDENTIFICATION REFERENCE

96 JUL 25 PM 1:06

FELIX Z. DANIEL, JR. REGISTER
DAVIDSON COUNTY, TN.

RECEIPT TOTO 52720 0516

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **23rd** day of **July, 1996** before me personally appeared **KATHY MARIE KEYES**, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of **JOSEPH M. O'CONNELL**, and acknowledged that he/she executed the same as the free act and deed of said **KATHY MARIE KEYES**.

Witness my hand, at office, this **23rd** day of **July, 1996.**

Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

Name and Address of Property Owner:

RONDOL E. OAKLEY
247 BLUE HILL DRIVE
DONELSON, TN

Property Address:

247 BLUE HILL DRIVE
DONELSON, TN

Person Responsible for Taxes:

SAME

Parcel #: 95-7
100

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$73,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Rondol E. Oakley
Affiant

Sworn to and subscribed before me, a Notary Public, this **23rd** day of **July, 1996.**

Denise C. Allis
Notary Public

My Commission Expires: 5/28/2000

DAVIDSON COUNTY, TENN. NOTARY PUBLIC AT LARGE DENISE C. ALLIS

RETURN TO:

STEWART & BLACK, ATTORNEYS
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

Being Lot No. 47 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, pages 67 and 68, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

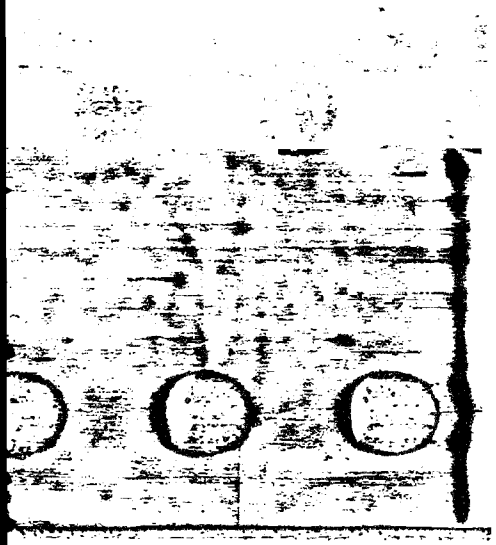
Said Lot No. 47 fronts 136.8 feet on the easterly side of Blue Hills Road, and extends back between lines, 187.4 feet on the southerly side, and 182.3 feet on the northerly side, to a dead line in the rear, measuring 158.0 feet thereon.

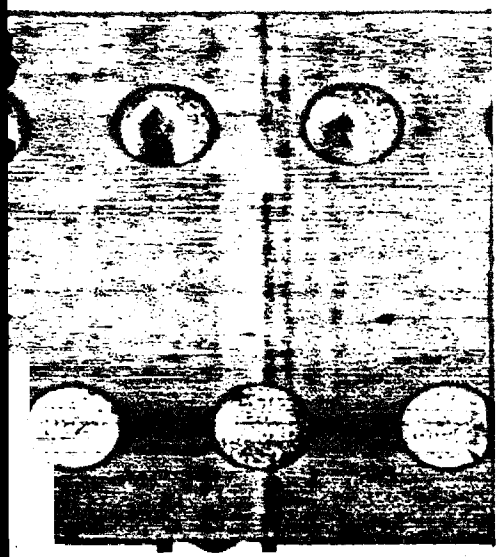
Being the same property conveyed to JAMES L. O'CONNELL AND WIFE, MARIE B. O'CONNELL, by Deed from THEODORE ORLOFF AND WIFE,, of record in Book 2880, page 153, Register's Office for DAVIDSON County, Tennessee. The said James L. O'Connell having since died, the property vested by operation of law in his surviving spouse, Marie B. O'Connell. Marie B. O'Connell died and by her Last Will and Testament filed in the Probate Court for Davidson County, Tennessee, in Will Book 202, page 343, the property was devised her son, Joseph M. O'Connell, the Grantor herein.

EXHIBIT 'B'

1. Real property taxes for 1996 and all future years constitutes a lien, although the same are not yet due and payable (MAP 095-07-0, PARCEL 100, 806.63).

2. All matters set forth on the Plan of record in Book 1835, page 67+68, Register's Office for Davidson County, Tennessee, which plan includes a 40-foot minimum building setback line from Blue Hills Road; a 20-foot public utility and drainage easement along the easterly line of said lot and a 75-foot right-of-way for TVA power line.





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

RECEIVED OF _____

FOR _____

BOOK 10132 PG 302

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 73000.00
CON TX 270.10
PRFEE 1.00
WDEED 12.00
TOTAL 283.10
CHECK 283.10

07/25/96 01 13:10 0001 9150

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0207213
IDENTIF. & REFERENCE

96 JUL 25 PM 1:06

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