THIS INSTRUMENT PREPARED BY:
LARRY R. WILLIAMS, ATTORNEY
Post Office Box 190632
Nashville, Tennessee 37219-0632

BOOK 10142 PG 774

WARRANTY DEED

ADDRESS NEW OWNERS AS:	**PARTY RESPONSIBLE FOR TAXES:**	**MAP-PARCEL NO.**
HOWARD B. HAYES and JEAN HAYES MILLSAP 5556 Hillview Drive Brentwood, TN 37027	**Same**	160-9-36

FOR AND IN CONSIDERATION of **Ten Dollars ($10.00)** and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, **ROY WILLIAM OAKS and wife, DEBBIE M. OAKS,** (herein "Grantors") do hereby transfer and convey unto **HOWARD HAYES,** a two-thirds (2/3) tenant in common interest and **JEAN HAYES MILLSAP**, a one-third (1/3) tenant in common interest, (herein "Grantees"), their heirs and assigns, in and to a certain tract or parcel of real property in Davidson County, Tennessee, more particularly described as follows:

> Being Lot No. 46 on the Plan of Oak Hill Estates, Section III, as of record in Book 4860, page 4, Register's Office for Davidson County, Tennessee, for which plan reference is made for a more complete description.
>
> Being the same property conveyed to Roy William Oaks and wife, Deborah M. Oaks, by deed from Richard W. Sappenfield and wife, Ann L. Sappenfield, of record in Book 6892, page 676, Register's Office for Davidson County, Tennessee.

This is improved real property known as **5556 Hillview Drive, Brentwood, TN 37027.**

By this conveyance the Grantors convey their entire fee simple interest to the aforesaid Grantees as tenant in common owners with each owning the shares of said real property as described above.

TO HAVE AND TO HOLD said tract or parcel, with the appurtenances, estate, title and interest therein belonging to the said **HOWARD HAYES** and **JEAN HAYES MILLSAP**, their heirs and assigns forever.

The undersigned Grantors covenant with the said Grantees that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it and the same is unencumbered, except:

1. Real property taxes for 1996 prorated to date of closing and assumed by the Grantees.

2. All matters appearing on the Plan of record in Book 4860, pages 3 & 4, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

3. Restrictive covenants contained in an instrument of record in Book 5010, page 245, said Register's Office.

Except as set forth above, the undersigned do further covenant and bind themselves, and their heirs, successors and assigns to warrant and forever defend the title to said land to the said Grantees, their heirs and assigns, against the lawful claims of all other persons or entities whomsoever.

IN WITNESS WHEREOF, the undersigned have executed this instrument this 31st day of July, 1996.

Roy William Oaks
ROY WILLIAM OAKS

Debbie M. Oaks
DEBBIE M. OAKS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Carolyn E. Underwood, a Notary Public in and for said State and County, the within named **ROY WILLIAM OAKS and wife, DEBBIE M. OAKS**, the bargainors, 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 31st day of July, 1996.

Carolyn E Underwood
Notary Public

My Commission Expires: 7/24/99

96 AUG -2 AM 9:24
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

0210181
IDENTIF. & REFERENCE

AFFIDAVIT OF VALUE

The actual consideration or value for this transfer, whichever is greater, is $343,750.00.

Howard B. Heyer
AFFIANT

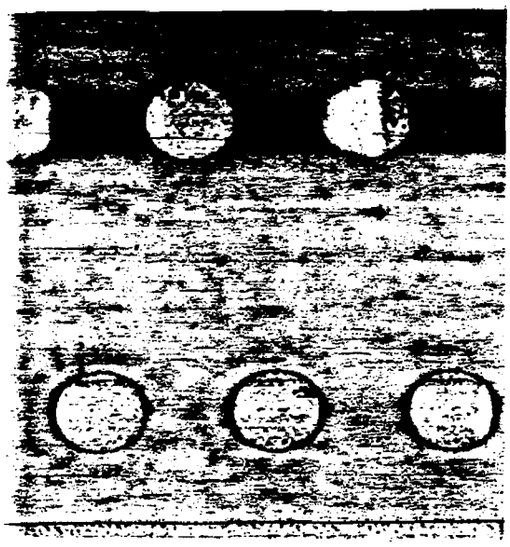
Sworn to and subscribed before me,
this 1st day of August, 1996.

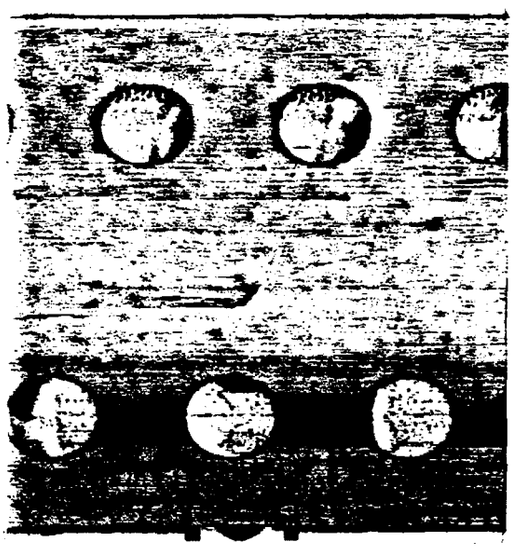
Carolyn E Underwood
Notary Public

My Commission Expires: 7/24/99

File No. 14__

2343 08/02 0101 03CHECK 1280.88





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

RECEIVED OF _____

FOR _____

BOOK 10142 PG 776

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 343750.00
				CON TX 1271.88
				PRFEE 1.00
				WDEED 8.00
				TOTAL 1280.88
				CHECK 1280.88
08/02/96	01			09:27 0001 2343

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0210181
IDENTIF. ↑ REFERENCE

96 AUG -2 AM 9:27
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 1069921