FILE NO. 35129
FILE BOX "7"

BOOK 1028 PG 30

FORM NO WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 450,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF DECEMBER, 1996

Notary Public

MY COMMISSION EXPIRES: 11/28/98
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
SATURN & MAZER, Attorneys, 212 Third Avenue, North, Nashville, Tennessee 37201
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
WINDSOR PARTNERS	S A M E	104-12-239
(NAME) 700 18TH AVE, SOUTH	(NAME)	22W 6525
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN. 37203	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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 I, JOHN RAY OAKLEY, An Unmarried Person

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WINDSOR PARTNERS, A Partnership composed of G. DWAIN MITCHELL, Partner and JANE CHERA, Partner

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:

LAND in the 22nd Ward of the City of Nashville, Davidson County, Tennessee, being Lots Nos. 84 and 85 on the Plan of Belmont Park Company's Addition, as of record in Book 57, Page 156, Register's Office for said County.

SAID Lots Nos. 84 and 85 front together 100 feet on the easterly side of 18th Avenue South and extend back between parallel lines along the southerly side of Acklen Avenue 162 feet to an alley.

BEING the same property conveyed to John Ray Oakley by Quitclaim Deed from Arlene J. Oakley of record in Book 8871, Page 657, Register's Office for Davidson County, Tennessee and the same property conveyed to John R. Oakley by Deed from William A. Merrill and wife, Emily B. Merrill, of record in Book 4251, Page 146, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (XX) property, known as 1707 Acklen Avenue, Nashville, Tennessee 37212
(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 my hand this 5th day of December, 1996

John Ray Oakley
JOHN RAY OAKLEY

BOOK 10288 PG 31

STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, THE UNDERSIGNED, a Notary Public in and for said County and State, the within named JOHN RAY OAKLEY, An Unmarried Person

the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5th day of December, 19 96.

Notary Public

Commission Expires 11/28/98

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19____.

_____ Notary Public

Commission Expires _____

0255066

IDENTIF. & REFERENCE

96 DEC 12 AM 9:07

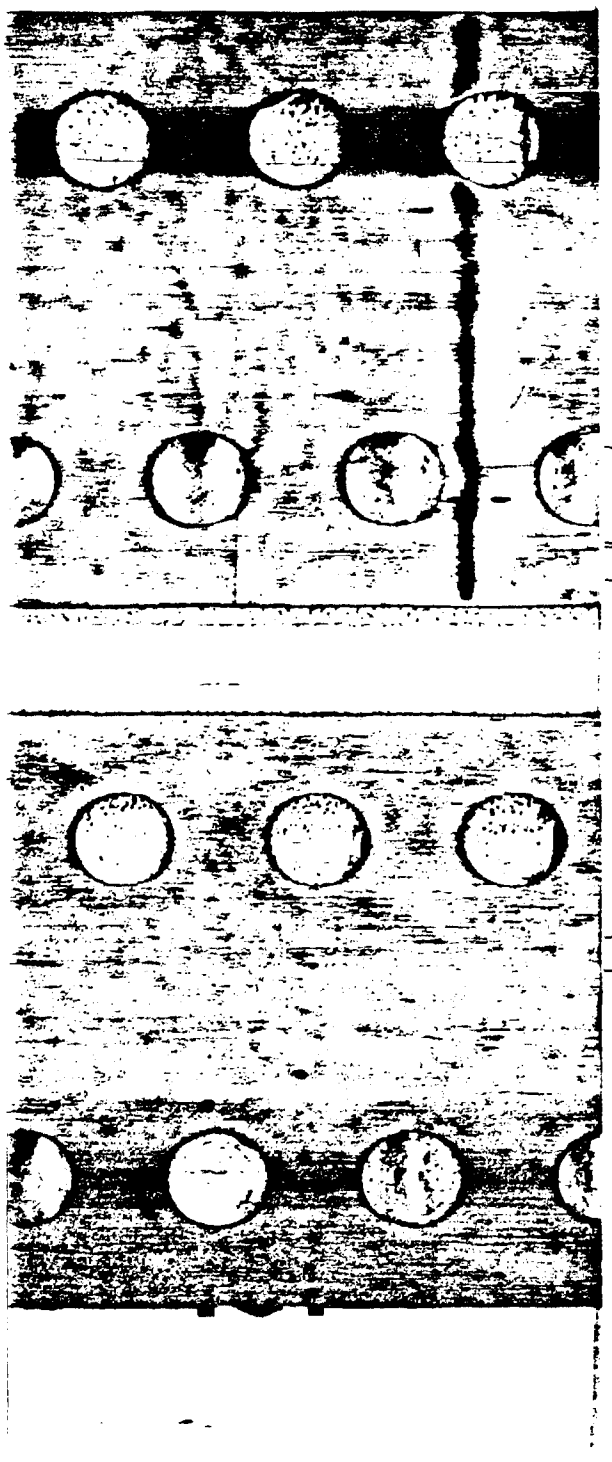
REGISTER
DAVIDSON COUNTY, TN.

4759 12/12 0101 03CHECK 1674.00

WARRANTY DEED

FROM

TO



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

RECEIVED OF _____

FOR _____ BOOK 10288 PG 32

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	450000.00		
	CON TX		1665.00	
	PRFEE		1.00	
	WDEED		8.00	
	TOTAL		1674.00	
	CHECK		1674.00	
12/12/96	01	09:10	0001	4759

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

02550066
IDENTIF. ↑ REFERENCE

96 DEC 12 AM 9:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1097387