THIS INSTRUMENT PREPARED BY:

Mitchell A. Watts, Attorney
2400 Crestmoor Road Suite 102
Nashville, Tennessee 37215

STATE OF TENNESSEE) BOOK 10739 PG 357
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 166,250.00

Affiant

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me, this 23rd day of December 1997

Notary Public

My Commission Expires: 9-29-2001

Address New Owner:	Send Tax Bills To:	Map & Parcel Nos.
KEN OAKES 2707 Sunset Place Nashville, Tennessee 37212	Ken Oakes 700 18th Avenue, South Nashville, TN 37203	MAP 104-15 PARCEL 101

6543 12/30 0101 03CHECK 624.13

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED SIXTY SIX THOUSAND TWO HUNDRED FIFTY AND NO/100---------- ($ 166,250.00) DOLLARS, cash in hand paid by the hereinafter named Grantee s, the receipt of which is hereby acknowledged, I, JOY ANN NOLEN, UNMARRIED

hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto KEN OAKES, unmarried, and W. KEITH PHILLIPS, married

hereinafter called the Grantee s, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING part of Lot No. 17 on the Map of Sunset Park Subdivision as of record in Book 332, page 132, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING on the southerly margin of Sunset Place, formerly Turner Avenue, at a point 3.0 feet east of the corner of Lots Nos. 16 and 17; thence southwardly 160.5 feet, more or less, to the common corner of Lots Nos. 12, 13, 16 and 17; thence with the line between said Lot Nos. 12 and 17, eastwardly 70.0 feet; thence northwardly 160.5 feet, more or less, to a point in the southerly margin of Sunset Place, said point being 27.0 feet westerly from the corner of Lots Nos. 17 and 18; thence with said Sunset Place westwardly 70.0 feet to the beginning.

BEING the same property conveyed to Joy Ann Nolen and reserving a life estate in Richard N. Nolen by Quitclaim Deed from Richard N. Nolen of record in Book 8136, page 312, Register's Office for Davidson County, Tennessee; the said Richard N. Nolen having since died.

This is improved property known as 2707 Sunset Place, Nashville, Tennessee 37212

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE s, their heirs and assigns, forever.

GRANTOR COVENANT s with the said GRANTEE s that she is lawfully seized and possessed of said land in fee simple, has good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated by the parties and assumed by Grantee(s).

2. Matters shown on the Plan of Sunset Park Subdivision of record in Book 332, page 132, Register's Office for Davidson County, Tennessee.

GRANTOR___ FURTHER COVENANTs__ and bind_s herself___, her___ heirs and representatives to warrant and forever defend the title to the said GRANTEE_s_, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF I have hereunto set my hand on this the 23rd day of December, 19 97.

Joy Ann Nolen

JOY ANN NOLEN

BOOK 10739 PG 358

NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

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 JOY ANN NOLEN, UNMARRIED, the bargainor___, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of December, 19 97.

Notary Public

My Commission Expires: September 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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___ 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 this _____day of _____, 19 ____.

My Commission Expires: _____

Notary Public

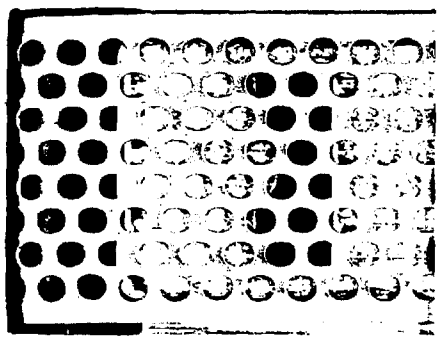
0385093

IDENTIFICATION REFERENCE

97 DEC 30 PM 2:48

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

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



RECEIVED OF _____

FOR _____

BOOK 10739 PG 359

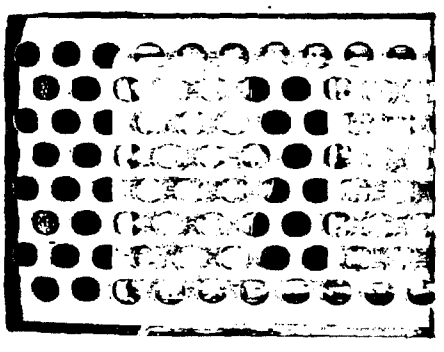
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
166250.00
CON TX 615.13
PRFEE 1.00
WDEED 8.00
TOTAL 624.13
CHECK 624.13

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/30/97 01 14:54 0001 6543



03850 93

IDENTIFICATION REFERENCE

97 DEC 30 PM 2:48

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1237243