This Instrument Prepared by:

GLENN S. MACBETH
ATTORNEY AT LAW
SUITE 12 LINCOLN SQUARE
1535 WEST NORTHFIELD BOULEVARD
MURFREESBORO, TENNESSEE 37129

NAME AND ADDRESS OF NEW OWNERS:

Rondol E. Oakley and Mary B. Oakley
229 Craigmeade Drive
Nashville, TN 37214

SEND TAX BILLS TO:
SAME

WARRANTY DEED

(Map Number 085-07-0; Parcel Number 130.00)

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of all of which is hereby acknowledged, we, the undersigned, **HOSIE W. SIMPSON** and wife, **JOHNNIE K. SIMPSON**, have bargained and sold and do hereby transfer and convey unto **RONDOL E. OAKLEY** and wife, **MARY B. OAKLEY**, their heirs and assigns, forever, that certain property located and situated in the Third Civil District of Davidson County, Tennessee, and more particularly described as follows:

TRACT ONE
Land in Davidson County, Tennessee, being Lot No. 254 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 and 84, Register's Office for Davidson County, Tennessee.

Said Lot No. 254 fronts 105 feet on the southeasterly side of Jenry Drive and extends back 129.83 feet on the northeasterly line and 160.85 feet on the southwesterly line to a dead line in the rear, on which it measures 83.73 feet.

BEING the same property conveyed to Hosie W. Simpson and wife, Johnnie K. Simpson, by deed from Nepolian B. Webster and wife, Johnnie K. Webster, of record in Book 7415, page 902, Register's Office for Davidson County, Tennessee.

TRACT TWO
Land lying in the 3rd Civil District, Davidson County, Tennessee, as of record in Book 3839, page 840, Register's Office for Davidson County, Tennessee; said property being a portion of Lot 252 of Stanford Country Club Estates, Section IV, as of record in Book 2900, pages 83 & 84, and being more particularly described as follows:

Beginning at a point at the rear common corners of Lots 253 and 254, said beginning point located south 56 degrees 16 minutes 59 seconds east, 129.83 feet, from the front common corners of lots 253 and 254; thence leaving said beginning point south 56 degrees 16 minutes 59 seconds east, 29.13 feet to a point; thence leaving said point south 25 degrees 46 minutes 42 seconds west, 74.58 feet, to a point on the rear lot line of Lot 254; thence leaving said point, and running with said rear lot line, north 5 degrees 37 minutes 18 seconds east, 83.73 feet to the point of beginning, and containing .025 acres, more or less.

The property described herein is conveyed to the Grantees to become a permanent part of Lot No. 254, Stanford Country Club Estates, Section IV, as of record in Book 2900, page 84, said Register's Office, and to conform to the recommendation of the Davidson County Planning Commission dated May 26, 1961 of record in Book 5372, page 398, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Hosie W. Simpson and wife, Johnnie K. Simpson, by deed from Nepolian B. Webster and wife, Johnnie K. Webster, of record in Book 7415, page 902, Register's Office for Davidson County, Tennessee.

The legal description contained herein is the same as that contained in the previous instrument of record.

THIS CONVEYANCE IS MADE SUBJECT to restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as: **3135 Jenry Drive, Nashville, TN 37214**

TO HAVE AND TO HOLD the said real estate together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantees that Grantors are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except as noted herein and for the 1999 real property taxes which will be prorated at closing and assumed by the Grantees.

GRANTORS FURTHER COVENANT and bind Grantors, their heirs and representatives, to warrant and forever defend the title to said real estate unto the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS AND SIGNATURES on this the 15th day of July, 1999.

PICK-UP

99 JUL 15 PM 1:55

0611980

HOSIE W. SIMPSON

JOHNNIE K. SIMPSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Hosie W. Simpson and wife, Johnnie K. Simpson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal at office in Nashville, Tennessee, on this the 15th day of July, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$129,500.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of July, 1999.

Glenn S. Macbeth, Notary

My Commission Expires: August 18, 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE	- COMPUTER FEE	PRFEE	- PROBATE FEE

BOOK 11574 PAGE 70

06111980

MEMO - REFERENCE

99 JUL 15 PM 1:55

CAMT	
	109500.00
- DON TX	479.15
PRFEE	1.00
UCCED	8.00
CFEE	2.00
TOTAL	490.15
CHECK	490.15

07/15/99 01 13:55 0001 ZB10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1491141