WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF March, 2000

Notary Public

MY COMMISSION EXPIRES: 6-14-00
(AFFIX SEAL)

Instr:200004110036361 Page: 1 OF 2
REC'D FOR REC 04/11/2000 10:37:54AM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $55.50

THIS INSTRUMENT WAS PREPARED BY

Mid-State Title & Escrow, Inc., 128 Holiday Court, Suite 125, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kenneth L. Oakes (NAME)	Franklin National Bank (NAME)	091-06-0
5603 Pennsylvania Avenue (ADDRESS)	230 Public Square (ADDRESS)	218.00
Nashville, Tennessee (CITY) (STATE) (ZIP)	Franklin, Tennessee (CITY) (STATE) (ZIP)	

FOR AND 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, Don Burgess and Ken Oakes

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kenneth L. Oakes

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 Davidson County, Tennessee, being Lots Nos. 1506 & 1508 of Block 37 on the plan of Plan No. 2 West Nashville, of record in Book 57, page 172, Register's Office of Davidson County, Tennessee.

Said Lots NOs. 1506 & 1508 fronts 50 feet on the southerly margin of Pennsylvania Avenue and extends back beteen parallel lines 150 feet to an alley.

Being the same property conveyed to Charles C. Cook and wife, Nancy A. Cook by deed of record in Book 6579, page 577, Register's Office of Davidson County, Tennessee. The said Charles C. Cook having since died. Nancy A. Cook, unmarried, conveyed caption property to Don Burgess and Ken Oakes, tenants in common, by quitclaim deed of record in instrument number 199912100301890.

unimproved ( )
This is improved (X) property, known as 5603 Pennsylvania Avenue, Nashville, Tennessee
(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 our hand s this 24th day of March, 2000

Don Burgess

Ken Oakes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Don Burgess and Ken Oakes

the bargainor s, 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 Franklin, Tennessee, this 24th day of March, 2000.

Commission expires 6-16-02

Notary Public

YVETTE LYN MELDRUM NOTARY PUBLIC AT LARGE WILLIAMSON CO. TENN

STATE OF TENNESSEE
COUNTY OF

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(s) 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 at office at _____ on this the _____ day of _____, _____.

My commission expires _____

_____
Notary Public