THIS INSTRUMENT PREPARED BY:
Hofstetter & Hofstetter, Attorneys
Home Federal Tower
Nashville, TN 37219

WARRANTY DEED

BOOK 5631 PAGE 161

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Willard Oakley & Son Lumber Co. (NAME:)	Same (NAME)	8D-23085
(STREET ADDRESS OR ROUTE NUMBER)	707 - 42nd Ave N (STREET ADDRESS)	78-89
(CITY) (P. O. ZONE) (STATE)	Nashville Tenn 37209 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND 00/100 (10.00)----------

---------- *DOLLARS*

cash and other good and valuable consideration, the receipt of all of which is herbby acknowledged; we, CHARLES M. ANDERSON, HILLSBORO-HARPETH CORPORATION, a Tennessee corporation, O. B. HOFSTETTER, JR., EUNICE MILLER, O. B. HOFSTETTER III, JAMES C. HOFSTETTER, CHRISTIAN S. HOFSTETTER, and VIRGINIA C. HOFSTETTER,

have bargained and sold, and by these presents do transfer and convey unto the said WILLARD OAKLEY and ALAN OAKLEY d/b/a WILLARD OAKLEY & SON LUMBER CO., their *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the 8th Civil District of said County, described as follows:

Said land is bound on the West by River Road, on the South by Alvin William Mykitta, on the East by the Cumberland River Cheatham Reservoir and on the North by Walter A. Lampley, formerly W. L. and J. W. Sadler, and being more particularly described as follows:

BEGINNING at a point in the center line of River Road, said point being 25 feet west of and radial to the iron pin at the northwest corner of Alvin William Mykitta property of record in Book 5262, Page 985, Register's Office for Davidson County, Tennessee; thence with Mykitta's North line 943.6 feet, more or less, to a concrete monument in the witness line on the westerly bank of the Cumberland River Cheatham Reservoir and continuing 16 feet, more or less, to the 390-foot contour line as set forth in the deed from Cordell Hull and wife, Rose F. Hull to the United States of America, of record in Book 2137, Page 561, Register's Office for said County; thence with the westerly bank of the Cumberland River Cheatham Reservoir, northerly to a point in said 390-foot contour line at the southeast corner of the Walter A. Lampley property, of record in Book 4203, Page 3, said Register's Office (formerly W. L. and J. W. Sadler property); thence, westerly with said Lampley, formerly Sadler, line 930 feet, more or less, to a point in the center of said River Road (Highway 24); thence southerly

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,250.00

Subscribed and sworn to before me, this the 29th day of July 19 80

Affiant

My commission expires: 10-18-81 (Affix Seal)

Notary Public

with the center line of said Road, 1395 feet, more or less, to the point of beginning, and containing 26 acres, more or less.

Being part of the property conveyed to Charles M. Anderson, Hillsboro-Harpeth Corporation, O. B. Hofstetter, Jr., O. B. Hofstetter III, Eunice Miller, James C. Hofstetter, Virginia C. Hofstetter, and Christian S. Hofstetter, by deed from Stockholders and Directors of Rivermont Farms, Inc. of record in Book 5580, Page 271, Register's Office for Davidson County, Tennessee.

Said property is subject to Easement granted U.S.A. by Cordell Hull and wife, as of record in Book 2137, Page 561, said Register's Office, in connection with the Cheatham Lock and Dam Project on Cumberland River, and to easement for the flow of Cumberland River and any creeks or branches.

unimproved (X)
This is improved ( ) property, known as River Road, Nashville, TN
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Willard Oakley and Alan Oakley d/b/a Willard Oakley & Son Lumber Co., 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.*

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.*

Witness our *hands this* 29th *day of* July, 1980, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

HILLSBORO-HARPETH CORPORATION
By _____
President

ATTEST:
By _____
Secretary

_____
Christian S. Hofstetter

_____
Charles M. Anderson

_____
O. B. Hofstetter, Jr.

_____
Virginia C. Hofstetter

_____
O. B. Hofstetter III

_____
James C. Hofstetter

_____
Eunice Miller

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Eunice Miller, *a Notary Public in and for said County and State, the within named* Charles M. Anderson, O. B. Hofstetter, Jr., Virginia C. Hofstetter, O. B. Hofstetter, III, James C. Hofstetter, and Christian S. Hofstetter, *the bargainors, with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 29th *day of* July, *19*80.

Eunice Miller, *Notary Public.*

Commission Expires October 18, 1981.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, James C. Hofstetter, *a Notary Public in and for said County and State, the within named* Eunice Miller, *the bargainor, with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee, *this* 29th *day of* July, *19* 80.

James C. Hofstetter, *Notary Public.*

Commission Expires October 18, 1981.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, James C. Hofstetter, *a Notary Public of the State and County aforesaid, personally appeared* M. P. Estes and Eunice Miller, *with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* President and Secretary *of the* Hillsboro-Harpeth Corporation, *the within named bargainor, a corporation, and that* they *as such* President and Secretary, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* themselves *as* President and Secretary.

Witness my hand and seal, at office in Nashville, Tennessee, *this* 29th *day of* July, *19*80.

James C. Hofstetter
Notary Public

Commission Expires October 18, 1981.

WARRANTY DEED

FROM

CHARLES M. ANDERSON

ET AL

TO

WILLARD OAKLEY & ALAN

OAKLEY D/B/A WILLARD

OAKLEY & SON LUMBER CO.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
Jul 31 11 35 AM '80
IDENTIF. REFERENCE
↓
60010
RECD

BOOK 5631 PAGE 164

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5631 PAGE 165

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
			30250.00-	CO
			78.52	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	91.02-
			270.A07/31/80 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G O O D I O

IDENTIF. REFERENCE

JUL 31 11 36 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 770880