This instrument prepared by Christian A. Horsnell, Esq.
Gilbert & Milom, 1100 Seventeenth Avenue, South,
Nashville, Tennessee 37212.

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Ricky Skaggs and wife, Sharon White Skaggs P. O. Box 150871 Nashville, TN 37215	Same	Map 6 Parcels 24, 25 and 35

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, we, KUSH FRENCHMAN, CARLYLE D. APPLE, PRAMOD WASUDEV and HUBERT L. BAKER, a partnership, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto RICKY L. SKAGGS and wife, SHARON WHITE SKAGGS, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on the attached Exhibit "A".

This conveyance is subject to all easements and restrictions of record and 1989 real property taxes, which have been prorated and assumed by the Grantees.

This is unimproved property located on Baker Road, Goodlettsville, Tennessee 37072.

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 hands this the 3rd day of February, 1989.

KUSH FRENCHMAN, CARLYLE D. APPLE, PRAMOD WASUDEV AND HUBERT L. BAKER, A PARTNERSHIP

By: K Frenchman
KUSH FRENCHMAN, Partner and Individually

By: Carlyle D. Apple
CARLYLE D. APPLE, Partner and Individually

By: P Wasudev
PRAMOD WASUDEV, Partner and Individually

By: Hubert L Baker
HUBERT L. BAKER, Partner and Individually

RUSH

FEB 3 1 51 PM '89
FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TENN

THE STATE OF TENNESSEE

066866

4460 02/03 0101 03CHECK 1325.66

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $395,213.80.

AFFIANT

Subscribed and sworn to before me, this the 3rd day of February, 1989.

NOTARY PUBLIC

My Commission Expires: 10-09-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Christian A. Horsnell, a Notary Public in and for said county and state, the within named KUSH FRENCHMAN, CARLYLE D. APPLE, PRAMOD WASUDEV and HUBERT L. BAKER, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged themselves to be partners of the within named bargainor, and that they as such partners and individually executed the foregoing instrument for the purposes contained therein by signing the name of the partnership by themselves as partners and individually.

Witness my hand and official seal at Nashville, Tennessee, this 3rd day of February, 1989.

NOTARY PUBLIC

Commission Expires: October 9, 1991

"EXHIBIT A"

PARCEL I:

Being a tract of land lying in Davidson County, Tennessee and being bounded on the east by Baker Road, James Robinson, William Covington, Albert Burnette, Don Houchin, Roy Upton, Jr., Albert Burnette, Thomas Harlan, and Bobby Roberts; on the south by O. W. Spivey, Neals Dickens, Gregory C. Green, William Baker; on the west by Willie Nelson; on the north by Glen Rager, William Lee, Lawrence Burnette, and Mai Wilson and being more particularly described as follows:

Beginning at a point, a corner common to William Covington in the West right-of-way line of Baker Road, said point being located northerly 1140 feet, more or less, from the intersection of Baker Road and Baker Station Road;

Thence, leaving the west right-of-way line of Baker Road and with William Covington the following bearings and distances:

Thence, south 67 degrees 34 minutes 09 seconds west, 1153.71 feet to a point;
Thence, south 16 degrees 44 minutes 21 seconds east, 243.02 feet to a point;
Thence, south 74 degrees 38 minutes 16 seconds west, 856.33 feet to a point;

Thence, continuing with William Covington, south 14 degrees 55 minutes 56 seconds west, passing a corner common with William Covington and Albert Burnette, a total distance of 649.32 feet to a point in the west line of Albert Burnette;

Thence, continuing with Albert Burnette, south 16 degrees 49 minutes 15 seconds west, then with Don Houchin, Roy Upton, Jr., Albert Burnette, Thomas Harlan, then Bobby Roberts, a total distance of 2,363.25 feet to a point, a corner common with O. W. Spivey in the west line of Bobby Roberts;

Thence, with O. W. Spivey the following bearings and distances:

Thence, south 67 degrees 08 minutes 11 seconds West, 577.50 feet to a point;
Thence, north 45 degrees 36 minutes 42 seconds west, 790.10 feet to a point, a corner common with O. W. Spivey in the east line of Neals Dickens;

Thence, with Neals Dickens the following bearings and distances:

Thence, north 16 degrees 03 minutes 02 seconds east, 138.70 feet to a point;

"EXHIBIT A"

Thence, north 74 degrees 26 minutes 59 seconds West, 909.26 feet to a point;
Thence, south 14 degrees 33 minutes 01 seconds west, 503.60 feet to a point;

Thence, continuing with Neals Dickens, north 74 degrees 26 minutes 59 seconds west, then with Gregory C. Green, thence William Baker, a total distance of 1,336.50 feet to a point, a corner common with Willie Nelson in the north line of William Baker;

Thence, with Willie Nelson the following bearings and distances:

Thence, north 18 degrees 41 minutes 59 seconds west, 165.00 feet to a point;
Thence, south 74 degrees 11 minutes 59 seconds east, 462.00 feet to a point;
Thence, north 13 degrees 33 minutes 02 seconds east, 643.50 feet to a point;
Thence, north 23 degrees 18 minutes 02 seconds east, 330.00 feet to a point;
Thence, north 13 degrees 18 minutes 02 seconds east, 396.00 feet to a point;
Thence, north 03 degrees 18 minutes 02 seconds east, 99.00 feet to a point;
Thence, north 08 degrees 33 minutes 30 seconds west, 1253.15 feet to a point;
Thence, north 50 degrees 32 minutes 14 seconds east, 99.00 feet to a point;
Thence, north 70 degrees 32 minutes 14 seconds east, 198.00 feet to a point;
Thence, north 47 degrees 32 minutes 14 seconds east, 231.00 feet to a point;
Thence, north 19 degrees 02 minutes 14 seconds east, 165.00 feet to a point;
Thence, north 15 degrees 02 minutes 14 seconds east, 165.00 feet to a point;
Thence, north 10 degrees 32 minutes 14 seconds east, 264.00 feet to a point;
Thence, north 19 degrees 32 minutes 14 seconds east, 66.00 feet to a point;
Thence, north 30 degrees 32 minutes 14 seconds east, 132.00 feet to a point;
Thence, north 21 degrees 02 minutes 14 seconds east, 99.00 feet to a point;
Thence, north 49 degrees 49 minutes 32 seconds east, 99.85 feet to a point;
Thence, north 87 degrees 39 minutes 43 seconds east, 66.00 feet to a point;
Thence, south 78 degrees 20 minutes 17 seconds east, 99.00 feet to

"EXHIBIT A"

a point;
Thence, south 57 degrees 50 minutes 17 seconds east, 132.00 feet to a point;
Thence, south 78 degrees 20 minutes 17 seconds east, 99.00 feet to a point;
Thence, south 74 degrees 20 minutes 17 seconds east, 99.00 feet to a point;
Thence, south 80 degrees 20 minutes 17 seconds east, 165.00 feet to a point;
Thence, north 76 degrees 39 minutes 43 seconds east, 99.00 feet to a point;
Thence, north 39 degrees 39 minutes 43 seconds east, 99.00 feet to a point;
Thence, north 33 degrees 09 minutes 43 seconds east, 231.00 feet to a point;
Thence, north 23 degrees 39 minutes 43 seconds east, 198.00 feet to a point;
Thence, north 49 degrees 39 minutes 43 seconds east, 99.00 feet to a point;
Thence, north 87 degrees 39 minutes 43 seconds east, 33.00 feet to a point;
Thence, south 63 degrees 20 minutes 17 seconds east, 165.00 feet to a point;
Thence, south 39 degrees 20 minutes 17 seconds east, 165.00 feet to a point;
Thence, south 46 degrees 20 minutes 17 seconds east, 66.00 feet to a point;
Thence, south 34 degrees 20 minutes 17 seconds east, 66.00 feet to a point;
Thence, south 46 degrees 20 minutes 17 seconds east, 264.00 feet to a point;
Thence, south 65 degrees 20 minutes 17 seconds east, 33.00 feet to a point;
Thence, north 70 degrees 19 minutes 14 seconds east, 60.44 feet to a point;
Thence, south 85 degrees 40 minutes 19 seconds east, 275.55 feet to a point;
Thence, north 05 degrees 10 minutes 19 seconds west, 396.00 feet to a point;
Thence, north 04 degrees 49 minutes 41 seconds east, 105.60 feet to a point;
Thence, north 09 degrees 40 minutes 19 seconds west, 140.25 feet to a point;
Thence, north 11 degrees 40 minutes 19 seconds west, 148.50 feet to a point;
Thence, north 02 degrees 19 minutes 41 seconds east, 259.12 feet to a point, a corner common with Willie Nelson in the south line of Glen Rager;

"EXHIBIT A"

Thence, with Glen Rager, S 75 degrees 31 minutes 28 seconds east, then with William Lee, a total distance of 2,027.19 feet to a point, a corner common with Lawrence Burnette in the south line of William Lee;

Thence, with Lawrence Burnette the following bearings and distances:

Thence, south 01 degrees 12 minutes 04 seconds west, 466.57 feet to a point;
Thence, north 86 degrees 33 minutes 10 seconds east, 133.30 feet to a point, a corner common
with Mai Wilson in the south line of Lawrence Burnette;

Thence, with Mai Wilson the following bearings and distances:

Thence, south 12 degrees 24 minutes 52 seconds east, 173.94 feet to a point;
Thence, north 76 degrees 31 minutes 43 seconds east, 421.14 feet to a point; a corner common with Mai Wilson in the west right-of-way line of Baker Road;

Thence with the west right-of-way line of Baker Road the following bearings and distances:

Thence, south 20 degrees 39 minutes 38 seconds east, 237.00 feet to a point;
Thence, south 20 degrees 11 minutes 46 seconds east, 345.64 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM IS A PARCEL OF LAND BEING AND DESCRIBED AS FOLLOWS:

Beginning at the southeast corner of the excluded tract, said point being located south 67 degrees 34 minutes 09 seconds west, 76.94 feet and north 22 degrees 25 minutes 51 seconds west, 8.00 feet from a corner common with William Covington in the west right-of-way line of Baker Road;

Thence, south 67 degrees 34 minutes 09 seconds west, 397.39 feet to a point;
Thence, north 22 degrees 12 minutes 58 seconds west, 219.23 feet to a point;
Thence, north 67 degrees 34 minutes 09 seconds east, 397.39 feet to a point;
Thence, south 22 degrees 12 minutes 58 seconds east, 219.23 feet to the point of beginning, containing 87,119 square feet (2.00 acres, more or less).

"EXHIBIT A"

PARCEL II:

Being a tract of land lying in Davidson County, Tennessee and being bounded on the south and west by Baker Road; on the north by Robert D. Stewart; on the east by C S X Transportation, and more particularly described as follows:

Beginning at a point, the intersection of the west right-of-way line of C S X Transportation, and the east right-of-way line of Baker Road, said point being located northerly 1550 feet from the intersection of Baker Road and Baker Station Road;

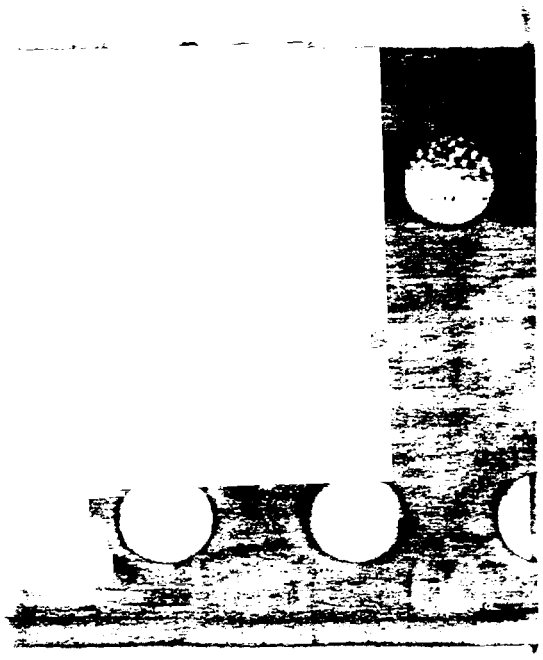
Thence, with the east right-of-way line of Baker Road, the following bearings and distances;

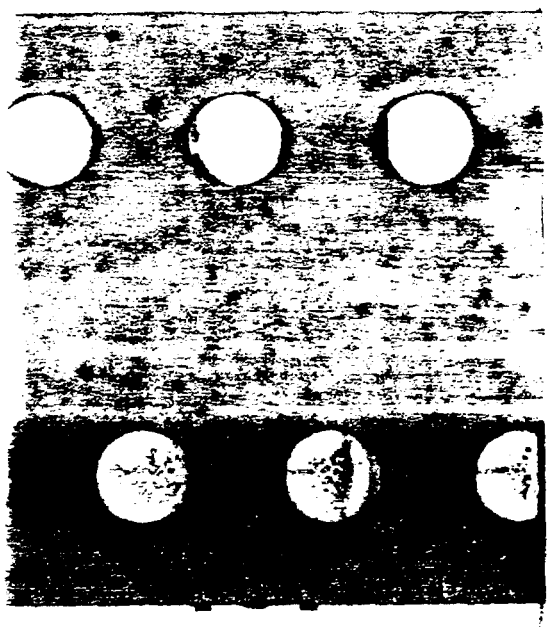
Thence, north 20 degrees 39 minutes 38 seconds west, 171.64 feet to a point;
Thence, on a curve to the right, the radius of which is 5269.21 feet, the central angle of which is 03 degrees 47 minutes 04 seconds, the chord of which is north 15 degrees 31 minutes 30 seconds west, 347.96 feet along the curve distance of 348.03 feet to a point, a corner common with Robert D. Stewart in the east right-of-way line of Baker Road;

Thence, leaving Baker Road and with Robert D. Stewart, north 76 degrees 22 minutes 02 seconds east, 50.00 feet to a point, a corner common with Robert D. Stewart in the west right-of-way line of C S X Transportation;

Thence, with the west line of C S X Transportation, south 11 degrees 41 minutes 50 seconds east, 518.42 feet to the point of beginning.

Being the same property conveyed to Kush Frenchman, Carlyle D. Apple, Pramod Wasudev and Hubert L. Baker, a partnership by Trustee's deed from Robert H. Waldschmidt, Trustee in bankruptcy for Vernon Lee Leggett and Deborah Lynn Leggett as of record in Book 7072, Page 613, Register's
Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7766 PAGE 24

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
395213.80
CON TX 1304.16
PRFEE 0.50
WDEED 21.00
TOTAL 1325.66
CHECK 1325.66
02/03/89 01 13:53 0001 4460

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06686

IDENTIFICATION REFERENCE

FEB 3 1 51 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 178963