THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

Box 22

Form No. WD-6

This Form furnished by Attorneys Title Company, Inc.

FROM BOOK 8030 PAGE 95

FROM

Willard Oakley & Son Lumber Company, a partnership comprised of Willard Oakley and Alan D. Oakley

AND

I. Dyke Tatum, Trustee [illegible] 03CHECK 12.00

TO I. Dyke Tatum, Trustee

TO Willard Oakley

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS	
Willard Oakley (NAME)	New Owner (NAME)	91-12-222	Tract 1
707 42nd Avenue North (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	91-12 RR Prop	Tract 2
Nashville, TN 37209 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	91-12-209	Tract 3
		12W 6353	

THIS INSTRUMENT WAS PREPARED BY
I. DYKE TATUM, ATTORNEY
2001 Charlotte Avenue, Suite 200
Nashville, TN 37203

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ - 0 - Pam McGowan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 18th DAY OF ~~August~~ January, 19 93

Sandra C. Vaughan
Notary Public

MY COMMISSION EXPIRES: 5-22-93

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a fee simple estate in Willard Oakley

We, Alan D. Oakley and wife, Dorothy T. Oakley

by these presents do hereby quitclaim and convey unto I. Dyke Tatum

_____, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

SEE ATTACHED EXHIBIT "A" FOR COMPLETE LEGAL DESCRIPTION AND DERIVATION CLAUSES FOR EACH TRACT.

Dorothy T. Oakley, wife of Alan D. Oakley, joins in to convey any interest she may have in subject properties by reason of her marital status.

This is to certify that Willard Oakley & Son Lumber Company and Willard Oakley & Son are one and the same partnership.

[illegible] DAVIDSON COUNTY, TN
JAN 22 3 42 PM '93
IDENTIFICATION REFERENCE
98006

This is unimproved ( ) improved ( ) property, known as _____ (House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said I. Dyke Tatum, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Willard Oakley

his heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 18th **day of** ~~August~~ January, **19** ~~89~~ 90.

Alan D. Oakley

Dorothy T. Oakley

I. Dyke Tatum **Trustee.**

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,** Alan D. Oakley and wife, Dorothy T. Oakley, **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 18th **day of** ~~August~~ January, **19** ~~89~~ 90

Sandra C. Vaughan
Notary Public.

My commission expires: 5-22-93

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** I. Dyke Tatum, **Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.**

WITNESS my hand and official seal at Nashville, Tennessee, this 18th **day of** ~~August~~ January, **19** ~~89~~ 90

Sandra C Vaughan
Notary Public.

My commission expires: 5-22-93

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT NO. 1: LAND in Davidson County, Tennessee, being Lot No. 74 of Block 14, part of an alley immediately west of said property and part of Georgia Avenue immediately south of Block 14, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County, described together as follows:

BEGINNING on the westerly margin of 42nd Avenue North, formerly First Street, at the corner of Lot Nos. 74 and 76; thence with the line between said two lots and continuing in a westerly direction 128 feet, more or less, to the easterly right-of-way line of the Louisville and Nashville Railroad; thence with said line southwardly 73 feet, more or less, to the center of Georgia Avenue, now closed; thence with the center of said Avenue, now closed, eastwardly 95 feet, more or less, to the westerly margin of 42nd Avenue North; thence with said Avenue, northwardly 65 feet to the BEGINNING.

Being the same property conveyed to Willard Oakley & Son, a partnership by deed from Frances Harmon Carney, John W. Harmon, Ethel Harmon Jones and Charles A. Harmon of record in Book 5253, page 191, Register's Office for Davidson County, Tennessee.

TRACT NO. 2: THREE tracts of Grantors surplus West Nashville Branch right of way at Nashville, Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at the point of intersection of the south line of Indiana Avenue [one hundred (100) foot right of way]; thence South 87 degrees 58 minutes 28 seconds West, 118 feet along said south line of Indiana Avenue to the point of beginning; thence continuing South 87 degrees 58 minutes 28 seconds West, 95.39 feet to a point 10 feet from and at right angles to the centerline of said West Nashville Branch; thence South 10 degrees 30 minutes 36 seconds East 56.73 feet along a line 10 feet from and parallel to said track centerline to the beginning of a curve to the left (concave southeasterly); thence along said curve having a radius of 626.66 feet, a central angle of 5 degrees 01 minutes 14 seconds, a chord of 54.89 feet and a chord bearing of South 13 degrees 01 minutes 13 seconds East through an arc distance of 54.91 feet to the point of tangency; thence North 87 degrees 58 minutes 28 seconds East 76.55 feet to a point; thence North 2 degrees 01 minutes 32 seconds West 110 feet to the point of beginning, containing 0.217 acres, more or less, also commencing at the aforesaid point of intersection of Indiana Avenue and 42nd Avenue North; thence South 2 degrees 01 minutes 32 seconds East, 70 feet along said west line of 42nd Avenue North to the point of beginning; thence continuing South 2 degrees 01 minutes 32 seconds East, 118 feet along said west line to a point; thence South 87 degrees 58 minutes 28 seconds West 118 feet to a point; thence North degrees 01 minutes 32 seconds West 118 feet to a point; thence North 87 degrees 58 minutes 28 seconds East, 118 feet to the point of beginning, containing 0.32 acre, more or less; also commencing at the aforesaid point of intersection of Indiana Avenue and 42nd Avenue North; thence South 2 degrees 01 minutes 32 seconds East, 365 feet along said west line of 42nd Avenue North to the point of beginning; thence South 2 degrees 01 minutes 32 seconds East 156.40 feet to a point in the north right of way of Grantor; thence North 28 degrees 13 minutes West 174.30 feet along said north right-of-way line to a point; thence North 87 degrees 58 minutes 28 seconds East, 76.93 feet to the point of beginning, containing 0.14 acres, more or less, for a combined acreage of 0.675, as shown on print of a survey by Charles Phillip Clinard, Nashville, Tennessee, being a part of the same property conveyed to The Nashville, Chattanooga & St. Louis Railway by Nashville Land Improvement Co. by deed dated July 6, 1887, as recorded in Deed Book 109, page 47 and acquired by the Louisville and Nashville Railroad Company through merger between the Louisville and Nashville Railroad Company and The Nashville, Chattanooga & St. Louis Railway by deed dated August 30, 1957, the Agreement of Merger being recorded in Deed Book 2720, page 201, and conveyed to the Louisville and Nashville Railroad Company by Tennessee Property Company by deed dated August 6, 1963, as

PLEASE SEE ATTACHED CONTINUATION OF EXHIBIT "A"

CONTINUATION OF EXHIBIT "A"

recorded in Book 3612, page 487, and acquired by the Seaboard Coast Line Railroad Company through merger between the Seaboard Coast Line Railroad Company and the Louisville and Nashville Railroad Company, effective December 29, 1982, recorded in Book 5992, page 495, and name of the surviving company changed to Seaboard System Railroad, Inc., by virtue of name change effective December 29, 1982, recorded in Book 5992, page 498, all in the Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Willard Oakley & Son Lumber Co. by deed from Seaboard System Railroad, Inc. of record in Book 6509, page 382, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: LAND in Davidson County, Tennessee, being Lot No. 10 of ENOCH HARWELL'S SUBDIVISION of part of Lot No. 12 of Clifton Plan, which is of record in Plan Book 161, page 39, Register's Office for Davidson County, Tennessee.

SAID Lot No. 10 fronts 56 feet on the southerly side of Weller Street, or Indiana Avenue, extended, and extends back southwardly between parallel lines with the east margin of 41st Avenue North, 150 feet to an alley 15 feet wide.

Being the same property conveyed to Willard Oakley & Son Lumber Company by deed from Lois J. Epperson, John C. White, Dorothy M. Trice, Monte White and Margaret Jackson, being all the heirs-at-law of Cornelius White and Washington White; both deceased of record in Book 6040, page 16, Register's Office for Davidson County, Tennessee.