~~File Box 29~~

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE 7158
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 300,000.00

William G. West
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF February, 19 97.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

MY COMMISSION EXPIRES: 3/27/99

THIS INSTRUMENT WAS PREPARED BY

J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: William G. West	SEND TAX BILLS TO: New Owner	MAP-PARCEL NUMBERS 75-6-154
(NAME) 272 Mesa Trail	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Sparta, TN 38583	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

BOOK 10337 PG 18

FOR AND IN 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, Rupert A. Francis and Cynthia Sharer Berkley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William G. West and wife, Edna C. West, an undivided one-half interest and Mason-Graylee Enterprises, Inc., an Oklahoma Corporation, an undivided one-half interest 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:

See exhibit A attached hereto and made a part hereof.

PICK-UP

97 FEB -3 PM 12:18
FILED & RECORDED
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE
0269380

The said Beverly A. Francis and W. L. Berkley join in the execution of this instrument for the purpose of conveying any interest they may have by reason of marital status.

2369 02/03 0101 03CHECK 1123.00

This is improved property known as 4352 Lebanon Road, Hermitage, TN 37076

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 their hands this 3rd day of February, 19 97.

Rupert A. Francis

Beverly A. Francis by Rupert A. Francis Atty. in Fact
attorney in fact

Cynthia Sharer Berkley by W. L. Berkley Attorney in Fact

W. L. Berkley

File No.: 7158

ATTACHMENT

LAND in Davidson County, Tennessee, being fully described, to-wit: BEGINNING at an iron rod situated in the northerly margin of Lebanon Road, said point being the northeast corner of the property conveyed to J. P. Willoughby and wife, of recod in Book 2150, page 582, R.O.D.C., TN, said point also being the southeast corner of the property herein described; thence with Willoughby's northerly line, N 83 deg. 54 min. 08 sec. W a distance of 469.36 feet to an iron rod; thence N 2 deg. 13 min. 28 sec. E a distance of 129.49 feet to a concrete monument in the southerly line of The Hermitage Property owned by the State of Tennessee and of record in Book 85, page 389, R.O.D.C., TN; thence S 84 deg. 26 min. 22 sec. E a distance of 556.11 feet to an iron rod situated in the westerly margin of Lebanon Road; thence S 36 deg. 13 min. 14 sec. W a distance of 155.39 feet to the point of beginning and containing 1.55 acres of land, more or less, according to a survey by Dale & Associates, Job. #96129, Allen R. Trumbo, Jr., Surveyor, Lic. #1127, dated January 21, 1997.

BEING the same property conveyed to Rupert A. Francis by deed from B. F. Carney and wife, Linus Y. Carney, filed of record in Book 9375, page 351, Register's Office for Davidson County, Tennessee. Rupert A. Francis having conveyed a one-half interest to Cynthia Sharer Berkley by quitclaim deed of record in Book 10179, page 273, said Register's Office.

THIS conveyance of the Property is made expressly subject to all limitations, restrictions and ordaniances as may affect the Property.

7158

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, Ollie Mai Parsley, a Notary Public in and for said County and State, the within named

Rupert A. Francis and ~~Cynthia Sharer Berkley~~ W. L. Berkley

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 Nashville, Tennessee, this 3rd day of February, 19 97.

My commission expires 3-27-99.

Ollie Mai Parsley
Notary Public Ollie Mai Parsley

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3rd day of February, 1997, before me personally appeared W. L. Berkley, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Cynthia Sharer Berkley and acknowledged that he executed the same as the free act and deed of said Cynthia Sharer Berkley.

Witness my hand and official seal.

Ollie Mai Parsley
NOTARY PUBLIC

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999

STATE OF TENNESSEE
COUNTY OF DAVIDSON

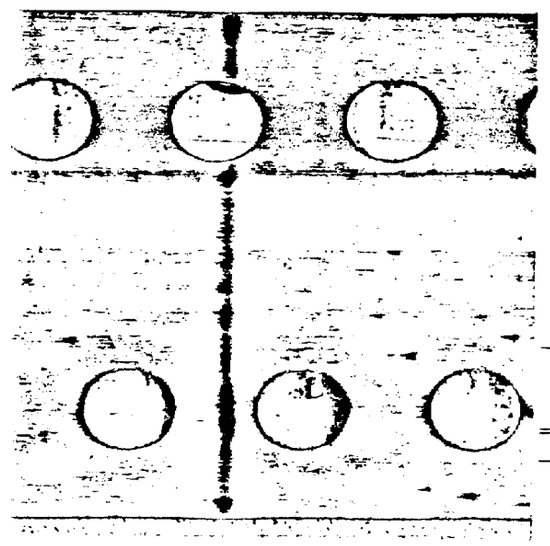
On this 3rd day of February, 1997, before me personally appeared Francis Rupert to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Beverly A. Francis and acknowledged that he executed the same as the free act and deed of said Beverly A. Francis.

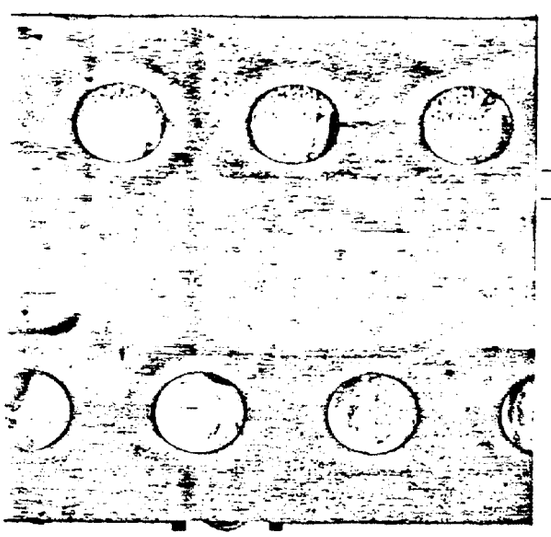
Witness my hand and official seal.

Ollie Mai Parsley
Notary Public

OLLIE MAI PARSLEY
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 27, 1999





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10337 PG 21

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

CAMT 300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 12.00
TOTAL 1123.00
CHECK 1123.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 2369

0269380
IDENTIF. & REFERENCE

97 FEB -3 PM 12: 18
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1112890