WARRANTY DEED

BOOK 10368 PG 344

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,001.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF February, 19 97

Notary Public

MY COMMISSION EXPIRES: 7-26-97
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Freight Watchers	SAME	MAP 126-00-0
(NAME)	(NAME)	
1161 Murfreesboro Road		PARCEL 75
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217		
(CITY) (STATE) (ZIP)	(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, Millard V. Oakley and wife, Joyce Annette Oakley

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Freight Watchers, a Tennessee Corporation

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 the 9th Civil District of Davidson County, Tennessee, being Tract #1 of a portion of the W. T. Hutton Property and described according to survey by James L. Murphy, Jr. and Company, dated January 5, 1967, as follows:

Beginning at a point in the southerly margin of the Memphis-Bristol-Highway, said point being the northeast corner of the herein described tract; thence south 1 deg. 53' 35" west 1039.11 feet to a point; thence west 52 deg. 31' west 174.65 feet; thence north 1 deg. 53' 35" east 1191.52 feet to a point in the southerly margin of the Memphis-Bristol Highway; thence easterly along the margin of said highway 141.35 feet to the beginning.

Being the same property conveyed to Millard V. Oakley, married, by deed from J. P. Thompson and James P. Thompson, of record in Book 7526, page 160, said Register's Office. Joyce Annette Oakley joins in executing this Deed to convey any marital interest she may have in subject property.

This conveyance is subject to 1997 real property taxes which have been prorated and assumed by the grantee.

unimproved (X)
This is improved ( ) property, known as Tract 1, W. T. Hutton Property,
(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 21st day of February, 19 97

Millard V. Oakley

Joyce Annette Oakley

BOOK 10368 PG 345

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 Millard V. Oakley and wife, Joyce Annette Oakley

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 21st day of February 19 97.

Commission expires 10-22-99

Notary Public

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 _____ 19_____.

My commission expires _____

Notary Public

2535 03/04 0101 03CHECK 83.01

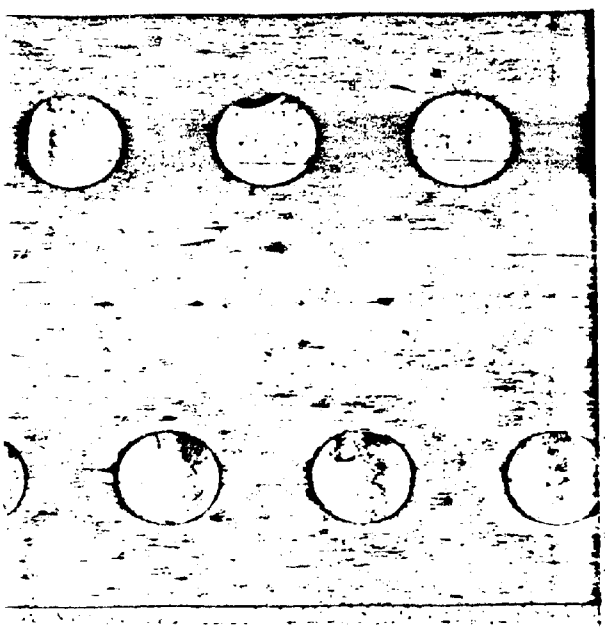
0278757

IDENTIFICATION REFERENCE

MAILENV.

97 MAR -4 PM 2:44

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

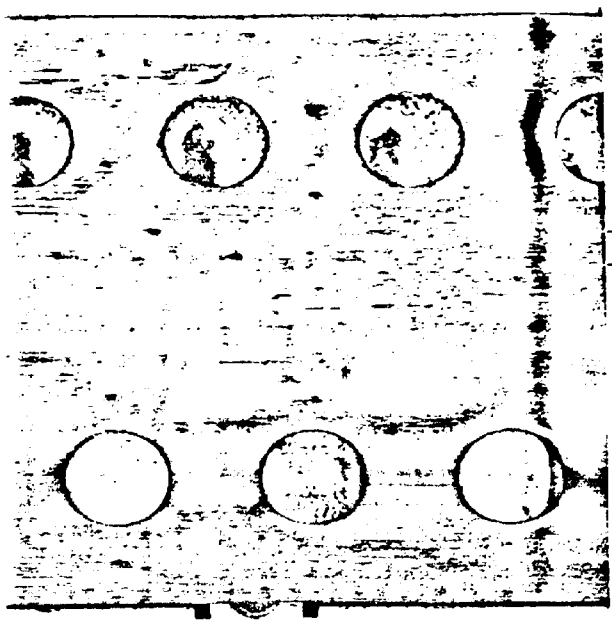
RECEIVED OF _____

FOR _____

BOOK 10368 PG 346

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 20001.00
CON TX 74.01
PRFEE 1.00
WDEED 8.00
TOTAL 83.01
CHECK 83.01

03/04/97 01 14:50 0001 2535

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0278757
IDENTIF. REFERENCE

97 MAR -4 PM 2:44
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1122927