10585

Box 55-A
(865)

WARRANTY DEED

BOOK 10585 PG 817

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 550,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF August 19 97

Notary Public

MY COMMISSION EXPIRES: October 25, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COMBOS HIX & GRAY, 315 Deaderick Street, Ste. 1120, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Max T. Barnes (NAME)	New Owner (NAME)	MAP 6
2340 Baker Road (ADDRESS)	(ADDRESS)	PARCELS 24, 25 &
Goodlettsville, TN 37072 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	35

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, Ricky L. Skaggs and wife, Sharon White Skaggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Max T. Barnes and wife, Robin L. Barnes

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:

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

CONTINUED

unimproved (X)
This is improved ( ) property, known as 2340 Baker Road, Goodlettsville, TN 37072
(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 28th day of August 19 97

Ricky L. Skaggs

Sharon White Skaggs

Sharon White Skaggs

BOOK 10585 PG 818

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 Ricky L. Skaggs and wife, Sharon White Skaggs

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 28th day of August 19 97.

Commission expires October 22, 2000

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

This conveyance is made subject to: 1997 property taxes which have been prorated and assumed by Grantees; TVA line transversing subject property; application for greenbelt assessment in Book 8872, pages 72 and 73, said Register's Office.

LEGAL DESCRIPTION CONTINUATION

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;

Thence, north 74 degrees 26 minutes 59 seconds West, 909.26 feet to a point;
Thence, south 14 degrees 33 minutes 01 seconds west, 303.60 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 pont;
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 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;

LEGAL DESCRIPTION CONTINUATION

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;

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; Thene, 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).

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.

LEGAL DESCRIPTION CONTINUATION

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.

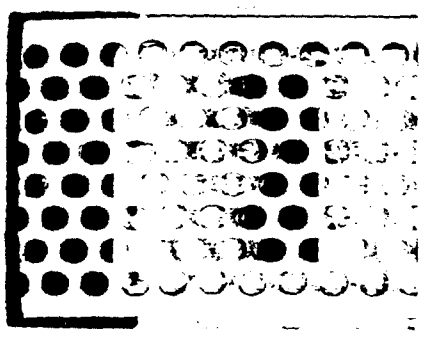
Being the same property conveyed to Ricky L. Skaggs and wife, Sharon White Skaggs, by Warranty Deed from Kush Frenchman, Carlyle D. Apple, Pramod Wasudev and Hubert L. Baker, a partnership, of record in Book 7766, page 17, Register's Office for Davidson County, Tennessee.

2227 08/28 0101 03CHECK 2056.00

03425514
IDENTIF. ↑ REFERENCE

97 AUG 28 PM 2:13

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10585 PG 822

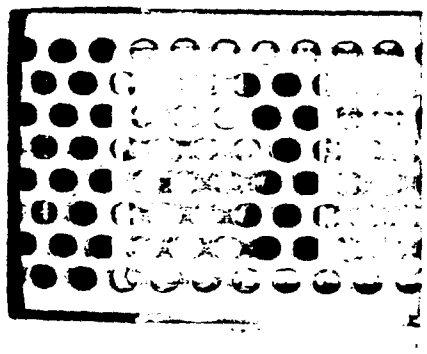
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
550000.00
CON TX 2035.00
PRFEE 1.00
WDEED 20.00
TOTAL 2056.00
CHECK 2056.00

08/28/97 01 14:17 0001 2227

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



034251 4
IDENTIF. & REFERENCE

97 AUG 28 PM 2:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1191734