EVELYN D. WRIGHT
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

STATE OF TENNESSEE 9236
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October, 19 98.

Notary Public

MY COMMISSION EXPIRES:

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: Ward S. Oakley, Jr.	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS P/O 6-90
(NAME) 200 Midland Rd. P. O. Box 63	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Pinehurts, N.C. 28374	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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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, Glen Rager and wife, Alice Rager

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ward S. Oakley, Jr.

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.

98 OCT 28 AM 10:53
REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

0504762
INSTR. # REFERENCE

This is unimproved property known as Baker Station Road, Goodlettsville, TN 37075

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 23rd day of October, 19 98.

Glen Rager

Alice Rager

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TENNESSEE
COUNTY OF Davidson

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

Glen Rager and wife, Alice Rager

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 23rd day of October, 19 98.

My commission expires _____

Notary Public

EVELYN WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 23, 2000

File No.: 9236

ATTACHMENT

Land in Davidson County, Tennessee, being Tract 1 of a portion of the Glen Rager Property and is more particularly described according to a survey by R. L. Montoya, Land Surveying, Inc., TN.R.L.S. N. 697, dated September 26, 1996, as follows:

Beginning at a P.K. Nail in the center of an Ingress-Egress Easement, said point being the Southwest corner of Tract 2, the Southeast corner of this described tract; thence, along the center line of said easement South 48 deg. 23 min. 58 sec. West, 408.15 feet to a point; the Southwest corner of this tract; thence leaving said easement along the South line of this tract North 87 deg. 00 min. 00 sec. West, 635.97 feet to an iron rod; thence, along the northerly line of this tract North 32 deg. 00 min. 00 sec. East 941.84 feet to an iron rod; said point being the Northwest corner of Tract 2; thence, along a line common to Tracts No. 1 & 2 as follows: South 32 deg. 52 min. 21 sec. East, 466.89 feet; thence, South 48 deg. 02 min. 03 sec. East 252.57 feet to the point of beginning, containing 9.00 acres, more or less.

INCLUDED in the above conveyance is an ingress-egress easement that runs along an existing roadway from Baker Station Road (Baker Road) of record in Book 5228, page 831. This easement runs with the land.

BEING a portion of the same property conveyed to Glen Rager and wife, Alice Rager by deed of record in Book 5199, page 304, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all existing easements, restrictions and building setback lines of record.

8719 10/28 0101 03CHECK 255.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

MAMT 65000.00
ERR CO
MAMT 65000.00-
CAMT 65000.00
CON TX 240.50
PRFEE 1.00
WDEED 12.00
OFEE 2.00
TOTAL 255.50
CHECK 255.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/28/98 01 10:53 0001 8719

0504762
IDENTIF. & REFERENCE

98 OCT 28 AM 10:53

REGISTER
DAVIDSON COUNTY, TN.

No. 1363895