BOOK 11385 PG. 278

STATE OF TENNESSEE
COUNTY OF DAVIDSON

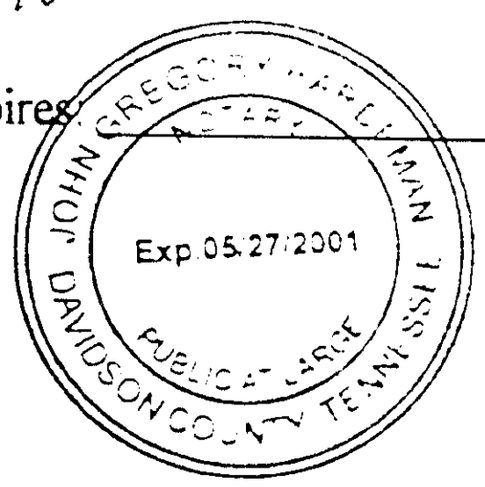
The actual consideration for this transfer is $ 15,300.00

Affiant

Sworn to and subscribed before me this 15 day of March 1999.

Notary Public

My Commission Expires:



This Instrument Prepared By:
J. Greg Hardeman
HARDEMAN & SCRUGGS
4301 Hillsboro Road
Suite 300
Nashville, TN 37215

QUITCLAIM DEED

9059 03/15 0101 03CHECK 79.61

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Mr. & Mrs. Mark Ray 919 Goodbar Drive Nashville, TN 37217	Same	Part of Map 182, Parcel 87

FOR GOOD AND VALID CONSIDERATION, receipt of which is hereby acknowledged, Hoyt D. F. Sparks and wife, Mary G. Sparks ("Grantors"), do this day transfer, quit-claim and convey unto Mark Ray and wife, Leigh Ray ("Grantees") all of their interest in the property described herein below, being land in Davidson County, Tennessee described as follows:

See Attached Exhibit A

Being part of the same property conveyed to Hoyt D. F. Sparks and wife, Mary G. Sparks, by deed from Howard Wayne Tignor, Sr. and wife, Jeannetta White Tignor of record in Book 5170, Page 876, Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF I have hereunto set my hand on this the 5 day of MARCH, 1999.

Hoyt D. F. Sparks

Mary G. Sparks By Hoyt D. F. Sparks Attorney-in-Fact

056156
IDENTIF. & REFERENCE

99 MAR 15 PM 4:21
WILLIAM R. MORRIS REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

EXHIBIT A

CAMPBELL, McRAE & ASSOC. SURVEYING, INC.
2424 21ST AVE. SO • SUITE 201 • NASHVILLE, TENNESSEE 37212
BUS:(615) 298-2424 FAX (615) 297-2826

LAND IN THE 31ST COUNCILMANIC DISTRICT OF DAVIDSON COUNTY, TENNESSEE BEING BOUNDED ON THE NORTH BY HOYT D.F. SPARKS (THE PARENT TRACT TO THE HEREIN DESCRIBED LAND) ON THE EAST BY DONALD GREEN ON THE SOUTH BY RANDY LEE YATES AND ON THE WEST BY PETTUS ROAD AND BEING DESCRIBED ACCORDING TO A SURVEY BY CAMPBELL MCRAE AND ASSOC. SURVEYING INC. DATED 11-10-98 MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (OLD) ON THE EASTERLY MARGIN OF PETTUS ROAD SAID CONCRETE MONUMENT BEING THE NORTHWEST CORNER OF THE RANDY LEE YATES LAND (BOOK 10646, PG. 752 R.O.D.C., TN.) AND THE SOUTHWEST CORNER OF THE HOYT D.F. SPARKS LAND (BOOK 5170, PAGE 876 R.O.D.C.,TN.), THE PARENT TRACT TO THE HEREIN DESCRIBED LAND; THENCE WITH SAID EASTERLY MARGIN OF PETTUS ROAD AND SEVERING SAID HOYT D.F. SPARKS N 21°26'31" E 51.86' FEET TO A IRON ROD (NEW); THENCE LEAVING SAID EASTERLY MARGIN OF PETTUS ROAD S 83°56'29" E 1057.81' FEET TO A IRON ROD (NEW) IN THE WESTERLY LINE OF DONALD GREEN (BOOK 9039, PAGE 820 R.O.D.C., TN.) ; THENCE WITH SAID DONALD GREEN S 16°09'51" W 50.70' FEET TO A IRON ROD (NEW); THENCE LEAVING SAID DONALD GREEN WITH THE ORIGINAL SOUTH LINE OF SAID HOYT D.F.SPARKS N 83°56'29" W 1062.65' FEET TO THE POINT OF BEGINNING CONTAINING 1.22 ACRES

JOHN ALAN HOOD
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 1838

11-10-98

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

EXHIBIT B
RESTRICTIONS

The Grantors herein, Hoyt D. F. Sparks and Mary G. Sparks, hereby impose the following restrictions upon the land described in the attached Exhibit A:

1. The Grantors retain an easement for access in and to the property described herein on Exhibit A and being the same property conveyed to Grantees Mark Ray and Leigh Ray.

2. In the event that the Grantees herein place fences along the northern boundary line of the tract of land described herein as Exhibit A, Grantees agree to install two gates along the Northern boundary of said property (one on either side of the creek intersecting the property being conveyed to Grantees). The purpose of installation of these gates will be to allow Grantors herein access to their adjoining property.

3. The Grantors retain a first right of refusal to purchase the land being conveyed to Grantees herein. This right of first refusal is only applicable if Grantors and/or their descendants continue to own the property adjacent to the property described in attached Exhibit A.

4. In the event of a proposed sale by Grantees herein, they agree to give sixty (60) days' notice to Grantor and/or his descendants. The Grantee and/or his descendants who may then own the property in question shall have sixty (60) days to purchase said property at the agree upon terms contained in Grantees' written notice.

5. The sales price of right of first refusal shall be the same price as the original sales price to Grantees herein, that being $ 15,300.00.

6. The above stated right of first refusal applies only if: (1) Grantees herein obtain authorization from the Metropolitan Planning Commission to sell the tract of land which they may own without the necessity of ownership of the tract described herein as Exhibit A; and (2) if the remaining parcel owned by Grantees is defined as a buildable parcel by the Metropolitan Planning Commission.

7. Grantees herein further agree that if fences and/or a road are placed on the property described on Exhibit A, then Grantees will be responsible for maintenance on said fences and/or on said roadway so as to provide reasonable access to the adjacent property which may be owned by the Sparks and/or his descendants.

8. In the event that Grantors herein and/or their descendants convey the property adjoining that shown on Exhibit A to any third parties, then the above stated terms and conditions of this agreement shall terminate and be of no further force or effect.

IN WITNESS WHEREOF, the undersigned parties have agreed to the above restrictions as of this 15 day of March, 1999.

GRANTORS:

Hoyt D. F. Sparks

Mary G. Sparks By Hoyt D. F. Sparks Attorney in Fact

GRANTEES:

Mark Ray

Leigh Ray

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Hardeman, a Notary Public in and for said County and State, the within named, Hoyt D. F. Sparks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of March, 1999.

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE Exp 05/27/2001 PUBLIC AT LARGE

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John Gregory Hardeman, a Notary Public in and for said County and State, the within named, Hoyt D. F. Sparks, as attorney in fact for Mary G. Sparks, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained as the free act and deed of Mary G. Sparks.

Witness my hand and official seal at Nashville, Tennessee, this 5 day of March, 1999.

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE Exp 05/27/2001 PUBLIC AT LARGE

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John Gregory Hardeman, a Notary Public of the state and county aforesaid, personally appeared Mark Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 15 day of March, 1999.

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE Exp 05/27/2001 PUBLIC AT LARGE

Notary Public

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John Gregory Hardeman, a Notary Public of the state and county aforesaid, personally appeared Leigh Ray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee this 15 day of March, 1999.

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE Exp 05/27/2001 PUBLIC AT LARGE

Notary Public

My Commission Expires: _____

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11385 PG. 283

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0561556

IDENTIF. & REFERENCE

99 MAR 15 PM 4:21

REGISTER
DAVIDSON COUNTY, TN.

CAMT	15300.00		
DON TX	56.61		
PRFEE	1.00		
MMEED	20.00		
CFEE	2.00		
TOTAL	79.61		
CHECK	79.61		
03/15/99	01	16:20 0001	9059

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1438189