SEND TAX BILLS TO:
Bank of America Client #1806
1291 Elm St. Ste 400
Dallas, TX 75270-2127

THIS INSTRUMENT PREPARED
BY: Clyde W. Richert III
Attorney at Law
Springfield, Tennessee

Map & Parcel 2-69-001, 002
Parcel 8,
Map 6, Parcel 38

BOOK 11616 PAGE 480

THIS DEED OF CONVEYANCE, executed and delivered by JOSEPH R. PLEMEL, individually, and his wife JUDITH A. PLEMEL, by her designated attorney in fact JOSEPH R. PLEMEL, hereinafter called the Grantors, to ERIC A. ROGERS, unmarried, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and do by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in the Davidson County, Tennessee, being more particularly described as follows, to-wit:

5100 08/12 0101 03CHECK 1961.50

TRACT 1:
A tract of real property situated on the west side of Baker Road south of Buck Hill Road consisting of 5.5 acres, more or less, and being further described as Parcel 69 on Map 2 in the Tax Assessor's Office of Davidson County, and also being known as Field Book No. 10D19252, and being the same property as that conveyed to Joseph R. Plemel and wife Judith A. Plemel by deed from Donald R. Bogguss and wife Bernice L. Bogguss and Don Runion, recorded at Book 8614, page 362, Register's Office for Davidson County, Tennessee.

Since the time of Grantors purchase of the above described property, said property has been surveyed is the exact and same property as described above, and is more particularly described in said survey as follows, to-wit:

BEGINNING at a set iron pin by a corner post, the Northeast corner of herein described tract and being a corner to Dayton Parker (Book 6783, page 867, RODC) and lying in the line of Tommie Walker (Book 232, page 164, Robertson County) thence leaving said point of beginning and running with the line of walker South 15 degrees, 00 minutes, 00 seconds East a distance of 147.55 feet to a set iron pin lying in the centerline of Baker Station Road (abandoned); thence running with the centerline of Baker Station Road, the following calls: South 01 deg. 26 minutes, 18 seconds, East, 80.47 feet; South 23 deg. 55 minutes 25 seconds East, 63.52 feet; South 49 deg. 17 minutes, 04 seconds East, 38.47 feet; South 75 deg. 54 minutes, 59 seconds East, 34.08 feet; North 79 deg. 45

minutes, 26 seconds East, 49.12 feet; North 73 deg. 54 minutes, 16 seconds East, 116.38 feet; North 73 deg. 22 minutes, 18 seconds East, 122.99 feet; North 64 deg. 25 minutes 01 seconds East, 25.91 feet to an existing iron pin, corner to other lands owned by Joe Plemel; thence continuing with Baker Station Road and the Plemel Property; South 45 deg. 04 minutes 07 seconds East, 28.15 feet; South 34 deg. 13 minutes, 04 seconds, East, 38.14 feet; South 11 deg. 43 minutes 06 seconds West 30.39 feet; South 47 degrees, 31 minutes 00 seconds West 96.08 feet; South 34 deg. 02 minutes, 12 seconds West, 113.30 feet; South 45 deg. 56 minutes, 15 seconds West, 57.07 feet; South 16 deg. 00 minutes, 54 seconds West, 46.48 feet; South 29 deg. 05 minutes, 38 seconds West, 74.25 feet; South 54 deg. 50 minutes 53 seconds West, 95.31 feet; South 71 deg. 06 minutes, 48 seconds West, 26.09 feet; South 85 deg. 10 minutes, 20 seconds West, 76.72 feet to an existing iron pin in the centerline of an old railroad bed (abandoned); thence running with said railroad bed; North 42 deg. 46 minutes, 30 seconds West, 227.36 feet; North 46 deg. 56 minutes, 45 seconds West, 202.40 feet; North 22 deg. 20 minutes, 35 seconds West, 147.79 feet, North 03 deg. 05 minutes, 41 seconds West, 114.55 feet to a set iron pin in the centerline of said railroad bed, corner to said Dayton Parker; thence leaving the railroad bed and running with the line of Parker North 71 deg. 39 minutes 27 seconds East a distance of 57.93 feet to a point in fence line; thence running with the fence line North 68 deg. 04 minutes, 22 seconds East a distance of 121.78 feet to a point; thence North 63 deg. 41 minutes, 02 seconds East a distance of 101.56 feet to a point; thence North 65 deg. 14 minutes 28 seconds East a distance of 50.86 feet to the point of beginning, containing 5.88 acres, according to survey by Willis Land Surveying dated 4/20/92.

<u>TRACT 2:</u>
A tract of land in the 10th, formerly 20th Civil District of Davidson County, Tennessee, described according to a survey made December 23, 1937 by John Wilkes, Surveyor as follows:

BEGINNING at a point at the intersection of the center line of a county road and the L & N Railroad right of way, in the Southwest corner of the property conveyed to G. W. Worley by deed from W. A. Hamer and wife of record in Book 416, page 500, Register's Office for said County, in the easterly line of the property conveyed to H. P. Manning and A. B. Tarpley by deed from W. A. Hamer of record in Book 214, page 626, said Register's Office; thence southerly along the center of said railroad right of way 3070 feet, more or less, and continuing along said center line South 23 1/2 deg. East 1370 feet more or less, to the South line of the tract herein described; thence leaving said railroad right of way North 53 deg. East 412 feet; thence North 40 deg. West 181 feet; thence North 5 deg. West 577 feet; thence North 6 deg. West 202 feet to a planted stone; thence North 10 deg. West 165 feet thence northerly 693 feet; thence North 28 deg. West 429 feet; thence northerly 1501 feet to a small hickory; thence North 66 deg. West 643 feet; thence North 9 deg. West 429 feet; thence North 74 deg. West 330 feet; thence South 79 deg. West 40 feet more or less, to an iron pin in the northerly margin of the county road leading to the Nashville & Springfield turnpike road, a corner of a tract of land conveyed to C. W. Worley by deed from W. A. Hamer and wife of record in Book 416, page 500, said Register's Office above referred to; thence southerly with the line of said tract of land to a point in the center of said road; thence with the center of said road and with the line of said tract of land southerly 29.865 feet South 55 deg., East 29.865 feet, South 14 1/2 deg.

East 39.93 feet South 25 deg West 19.965 feet, South 55 1/2 deg. West 99.99 feet, South 37 1/2 deg. West 99.99 feet, South 50 1/2 deg. West 53.955 feet South 27 1/2 deg. West 99.99 feet South 45 1/2 deg. West 60.06 feet, South 65 1/2 deg. West 75.075 feet, South 83 1/2 deg. West 99.99 feet to the beginning, containing 60 acres, more or less, and being the same property as that conveyed to Joseph R. Plemel and wife Judith A. Plemel by deed from Halton Gross and wife Peggy Gross of record at Book 7899, page 79, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantors further covenant with the Grantee, heirs and assigns, that they have a good and perfect right to convey same, and that said property is unencumbered.

The Grantors further covenant with the Grantee that they will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantors have hereunto set their signatures this the 10th day of August, 1999.

0623373
IDENTIF. ↑ REFERENCE

99 AUG 12 AM 9:06
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

JOSEPH R. PLEMEL

JUDITH A. PLEMEL

BY: Joseph R. Plemel
Joseph R. Plemel
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph R. Plemel with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who under oath acknowledged that he executed the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 10th day of August, 1999.

NOTARY PUBLIC

My Commission Expires: 11-03-2001

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joseph R. Plemel, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledges that he is the designated attorney in fact for Judith A. Plemel, and being designated as such, acknowledges under oath that he executes the foregoing instrument for the purposes and considerations therein contained.

WITNESS my hand and official seal of office this the 10th day of August, 1999.

NOTARY PUBLIC

My Commission Expires: 11-03-2001

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $525,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Eric A. Rogers
AFFIANT

SUBSCRIBED and SWORN to before me this the 10th day of August, 1999.

NOTARY PUBLIC/~~Register~~

My Commission Expires: 11-03-2001

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11616 PAGE 484

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

0623373
IDENTIF. # REFERENCE

99 AUG 12 AM 9:07

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAMT
525000.00
ERR CO
MAMT
525000.00-
CAMT
525000.00
CON TX 1942.50
PRFEE 1.00
WDEED 16.00
CFEE 2.00
VOID
WDEED 16.00-
MISC 16.00
TOTAL 1961.50
CHECK 1961.50

08/12/99 01 09:06 0001 5100

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1503267