BOOK 11731 PAGE 223

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 33,000.00

9000-C

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF November 19 99

Notary Public Mark A. Ellmore, Jr.

MY COMMISSION EXPIRES: 1-25-03

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Mark A. Ellmore, Attorney, 388 Harding Place, Suite C, Nashville, TN 37211

NAME	ADDRESS	
ADDRESS NEW OWNER(S) AS FOLLOWS: B & A Sales & Service, Inc.	SEND TAX BILLS TO: SAME	MAP-PARCEL NUMBERS 105-7-77
(NAME) 516 Hagan Street	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37203	(STREET ADDRES)	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

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, Geraldean Oaks and Melba Jean Oaks Gilliam, Carlton Oaks, Curtis Dale Oaks and Terry Lynn Oaks hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto B & A Sales & Service, Inc. 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.

FILED FOR RECORD AND RECORDED IN OFFICE THIS 3 DAY OF NOV 1999 AT 3:13 PM
WHEN RECORDED MAIL TO
REGISTER'S OFFICE DAVIDSON COUNTY, TN.

99NOV-3 PM 3:13

REFERENCE 0654081

This is improved property known as 519 Hagan Street, Nashville, Tennessee 37203

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 3rd day of November, 19 99.

Geraldean Oaks — Carlton Oaks — Curtis Dale Oaks — Terry Lynn Oaks

Melba Jean Oaks Gilliam — Henry H. Gilliam — Nancy Oaks — Judy Oaks

141 1/2

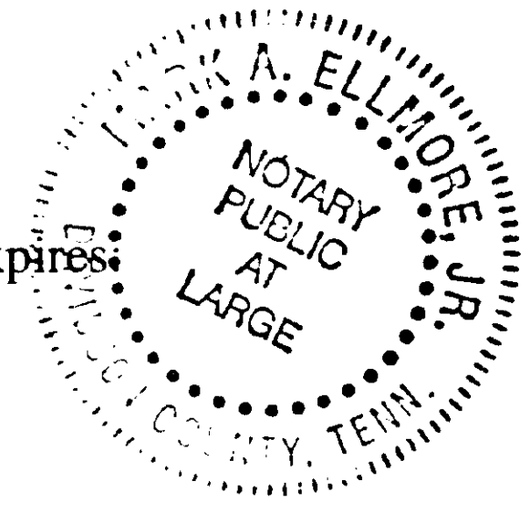
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Geraldean Oaks, unmarried the bargainor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Notary Public

My Commission Expires:
1/25/03



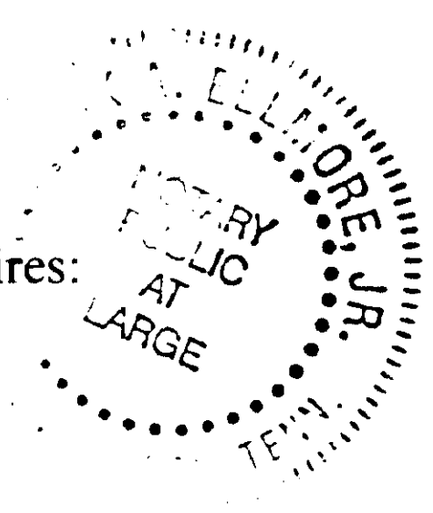
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Melba Jean Oaks Gilliam and husband, Henry H. Gilliam 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.

In witness whereof I hereunto set my hand and official seal.

Notary Public

My Commission Expires:
1/25/03



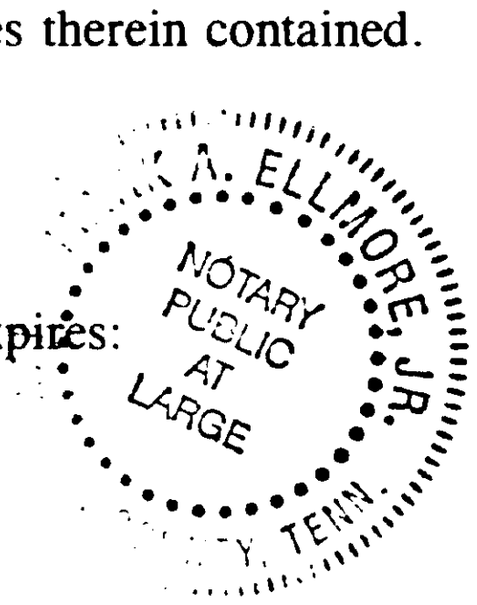
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Carlton Oaks and wife, Nancy Oaks 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.

In witness whereof I hereunto set my hand and official seal.

Notary Public

My Commission Expires:
1/25/03



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 Curtis Dale Oaks and wife, Judy Oaks 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.

In witness whereof I hereunto set my hand and official seal.

Notary Public

My Commission Expires:
1/25/03

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 Terry Lynn Oaks, unmarried the bargainor(s), 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.

In witness whereof I hereunto set my hand and official seal.

Notary Public

My Commission Expires:
1/25/03

File No.: 9000-C

ATTACHMENT

Being Lot No. 44 on the Map of Hagan and Merritt's Re-Subdivision of the Merritt property, as of record in Book 161, Page 49, Register's Office for said County.

Said Lot No. 44 fronts 50 feet on the easterly side of Hagan Street and runs back between parallel lines 164 feet to an alley.

BEING the same property conveyed to the Grantor(s) by deed of record in Book 5151, page 567 and Will Book 136, page 621, Register's Office for Davidson County, Tennessee.

Geraldean Oaks joins in this deed to convey her life estate interest in the entire fee simple.

Geraldean Oaks received her 1/4 interest and life estate by virtue of Book 5151, page 567, Register Office for Davidson County, Tennessee and Will Book 136, page 621, Davidson County Probate Office.

Melba Jean Oaks Gilliam, Carlton Oaks, Curtis Dale Oaks and Terry Lynn Oaks received their interest in the remaining 3/4 of the property by virtue of Will Book 136, page 621, Davidson County Probate Office.

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

The said Chalmer L. Oaks and wife, Madolia M. Oaks having since deceased.

Nancy Oaks, spouse of Carlton Oaks, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

Henry H. Gilliam, spouse of Melba Jean Oaks Gilliam, joins in this conveyance to convey all right, title and interest he may have in the above referenced property, including but not limited to marital rights.

Judy Oaks, spouse of Curtis Dale Oaks, joins in this conveyance to convey all right, title and interest she may have in the above referenced property, including but not limited to marital rights.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 11731 PAGE 227

FOR _____

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

06540811

REFERENCE

99 NOV -3 PM 3:13

REGISTER
CTY. TN.

CAMT	33000.00
CON TX	122.10
PRFEE	1.00
MDEED	16.00
CFEE	2.00
TOTAL	141.10
CHECK	141.10

11/03/99 01 15:14 0001 7763

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1535503