FILE BOX 57

GENERAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Barry N. Oakley and wife Kelly G. Oakley 204 River Hills Drive Nashville, TN 37210	Same	Map: 130-12-0-A Parcel: 029.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Wirtgen American, Inc.**, a Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **Barry N. Oakley and wife Kelly G. Oakley** (the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 9-A on the Plan of River Hills Industrial Park, Section 20,, as of record in Book 5210, page 65, Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 9-A fronts 250 feet on the east side of River Hills Drive and extends back 270.83 feet on the north line, said line being the south line of the L & N Railroad right of way and 229.15 feet on the south line to a dead line measuring 290.0 feet thereon.
>
> Being the same property conveyed to Wirtgen America, Inc. by deed of Joseph R. Clariday of record in Book 8099, page 582, Register's Office for Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 03/14/01 13:19 2pgs
Fees:11.00 Taxes:2379.10
20010314-0024438

This conveyance is subject to the following:

1. Taxes for 2001 and subsequent years.
2. Restrictive Covenants of record in Book 5352, page 61, Register's Office for Davidson County, Tennessee.
3. Matters shown on the Plan of record in Book 5210, page 65, Register's office for Davidson County, Tennessee.
4. Title to that portion of the premises embraced within the charter right of way of the L & N Railroad.
5. Short Form Lease to Clariday Company, Inc. of record in Book 7516, page 341, Register's Office for Davidson County, Tennessee.

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 the Grantor does covenant with the said Grantees that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the undersigned Grantor has executed this General Warranty Deed as of March 14, 2001.

WIRTGEN AMERICAN, INC.

By: Bryan Blair
Its: CFO, Secretary & Treasurer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bryan Blair, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be CFO, Secretary & Treasurer, authorized to execute this instrument on behalf of **Wirtgen American, Inc.**, the within named bargain, and that he as such CFO, Secretary & Treasurer executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as CFO, Secretary & Treasurer.

WITNESS my hand and official seal at office on this the 14th day of March, ~~2000~~ 2001.

Patty J. Welch
NOTARY PUBLIC

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 9/29/01

My Commission Expires SEPT. 29, 2001

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $643,000.00.

Affiant

Subscribed and sworn to before me this 14th day of March, 2001.

Patty J. Welch
Notary Public

PATTY J. WELCH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires: 9/29/01

My Commission Expires SEPT. 29, 2001

This instrument prepared by
Thomas C. Scott
TUNE, ENTREKIN & WHITE
21st Floor, AmSouth Center
Nashville, Tennessee 37238

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