Davidson County DEEDWARR
Recvd: 08/17/01 09:17 4pgs
Fees:23.00 Taxes:684.50
20010817-0088961

WARRANTY DEED

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF August 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: November 30, 2002

THIS INSTRUMENT PREPARED WITHOUT SEARCH BY:	Robert B. Young, Attorney 4800 Charlotte Ave. Nashville, TN 37209

NEW OWNER(S)	SEND TAX BILLS TO:	MAP & PARCEL
Oakley Lumber Company	Same	91-12-222
707 - 42nd Ave., N.		91-12-RR
Nashville, TN 37209		

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WILLARD OAKLEY**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **OAKLEY LUMBER COMPANY, DANIEL OAKLEY PROPRIETOR**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A"

BEING the same property wherein Alan D. Oakley and wife, Dottie T. Oakley, quitclaimed their interest in Tract 1 and Tract 2 to Willard Oakley in Book 8030, Page 95, Register's Office for Davidson County, Tennessee. Willard Oakley Lumber Company acquired Tract 3 and Tract 4 by Substitute Trustee's Deed at Book 9050, Page 126 and later placed in the name of Willard Oakley by Deed of Correction in Book 9094, Page 912, Register's Office for Davidson County, Tennessee.

Darlene Oakley joins in this conveyance for the express purpose of transferring all right, title and interest she may have by virtue of her marriage to Willard Oakley.

The above description is the same as in the previous deed of record.

707 - 42nd Avenue, North, Nashville, TN 37209
(House Number) (Street) (City) (State) (Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever; and we do covenant with said GRANTEE 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 GRANTEE, his 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 my hands this 14th day of August 2001.

Willard G. Oakley
WILLARD OAKLEY - Seller

Darlene Oakley
DARLENE OAKLEY - Seller

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 **Willard Oakley** and wife, **Darlene Oakley**, the bargainors, 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 14th day of August 2001.

Robert [illegible]
NOTARY PUBLIC

My commission expires: November 30, 2002.

EXHIBIT "A"

LEGAL DESCRIPTION

TRACT NO. 1: LAND in Davidson County, Tennessee, being Lot No. 74 of Block 14, part of an alley immediately west of said property and part of Georgia Avenue immediately south of Block 14, Plan No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for said County, described together as follows:

BEGINNING on the westerly margin of 42nd Avenue North, formerly First Street, at the corner of Lot Nos. 74 and 76; thence with the line between said two lots and continuing in a westerly direction 128 feet, more or less, to the easterly right-of-way line of the Louisville and Nashville Railroad; thence with said line southwardly 73 feet, more or less, to the center of Georgia Avenue, now closed; thence with the center of said Avenue, now closed, eastwardly 95 feet, more or less, to the westerly margin of 42nd Avenue North; thence with said Avenue, northwardly 65 feet to the BEGINNING.

TRACT NO. 2: THREE tracts of Grantors surplus West Nashville Branch right of way at Nashville, Davidson County, Tennessee, and being more particularly described as follows:

COMMENCING at the point of intersection of the south line of Indiana Avenue [one hundred (100) foot right of way]; thence South 87 degrees 58 minutes 28 seconds West, 118 feet along said south line of Indiana Avenue to the point of beginning; thence continuing South 87 degrees 58 minutes 28 seconds West, 95.39 feet to a point 10 feet from and at right angles to the centerline of said West Nashville Branch; thence South 10 degrees 30 minutes 36 seconds East 56.73 feet along a line 10 feet from and parallel to said track centerline to the beginning of a curve to the left (concave southeasterly); thence along said curve having a radius of 626.66 feet, a central angle of 5 degrees 01 minutes 14 seconds, a chord of 54.89 feet and a chord bearing of South 13 degrees 01 minutes 13 seconds East through an arc distance of 54.91 feet to the point of tangency; thence North 87 degrees 58 minutes 28 seconds East 76.55 feet to a point; thence North 2 degrees 01 minutes 32 seconds ~~West 110 feet~~ to the point of beginning, containing 0.217 acres, more or less; also commencing at the aforesaid point of intersection of Indiana Avenue and ~~42nd Avenue~~ North; thence South 2 degrees 01 minutes 32 seconds East, 70 feet along said west line of 42nd Avenue North to the point of beginning; thence continuing South 2 degrees 01 minutes 32 seconds East, 118 feet along said west line to a point; thence South 87 degrees 58 minutes 28 seconds West 118 feet to a point; thence North 2 degrees 01 minutes 32 seconds West 118 feet to a point; thence North 87 degrees 58 minutes 28 seconds East, 118 feet to the point of beginning, containing 0.32 acre, more or less; also commencing at the aforesaid point of intersection of Indiana Avenue and 42nd Avenue North; thence South 2 degrees 01 minutes 32 seconds East, 365 feet along said west line of 42nd Avenue North to the point of beginning; thence South 2 degrees 01 minutes 32 seconds East 156.40 feet to a point in the north right of way of Grantor; thence North 28 degrees 13 minutes West 174.30 feet along said north right-of-way line to a point; thence North 87 degrees 58 minutes 28 seconds East, 76.93 feet to the point of beginning, containing 0.14 acres, more or less, for a combined acreage of 0.675, as shown on print of a survey by Charles Phillip Clinard, Nashville, Tennessee, being a part of the same property conveyed to The Nashville, Chattanooga & St. Louis Railway by Nashville Land Improvement Co. by deed dated July 6, 1887, as recorded in Deed Book 109, page 47 and acquired by the Louisville and Nashville Railroad Company through merger between the Louisville and Nashville Railroad Company and The Nashville, Chattanooga & St. Louis Railway by deed dated August 30, 1957, the Agreement of Merger being recorded in Deed Book 2720, page 201, and conveyed to the Louisville and Nashville Railroad Company by Tennessee Property Company by deed dated August 6, 1963, as recorded in Book 3612, page 487, and acquired by the Seaboard Coast Line Railroad Company through merger between the Seaboard Coast Line Railroad Company and the Louisville and Nashville Railroad Company, effective December 29, 1982, recorded in Book 5992, page 495, and name of the surviving company changed to Seaboard System Railroad, Inc., by virtue of name change effective December 29, 1982, recorded in Book 5992, page 498, all in the Register's Office, Davidson County, Tennessee.

TRACT THREE A parcel of land in the City of Nashville, Davidson County, Tennessee, being Lots 76, 78, 80, 82, and a part of 84 of Block 14, Plan No. 1 of West Nashville as shown in Book 57, pages 74 and 75 of the Register's Office for Davidson County, Tennessee, the same being more particularly described as follows:

Beginning at the northeast corner of Lot No. 74 of said Subdivision Plan No. 1 of West Nashville; thence north with the westerly line of 42nd Avenue, formerly 1st Street, one hundred twelve (112) feet to a point in the east boundary of Lot No. 84; thence westwardly at right angles with said 42nd Avenue, one hundred five and five tenths (105.5) feet to a point in the east line of an alley; thence south with said line of alley, one hundred twelve (112) feet to the northwest corner of said Lot No. 74; thence with boundary between Lots Nos. 74 and 76, one hundred five and five tenths (105.5) feet to the point of beginning, containing 11,865 square feet.

TRACT FOUR A parcel of land in the city of Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the west line of a north and south alley lying between 42nd and 43rd Avenues and extending from Indiana Avenue, south to the original northeast right of way line of the West Nashville Railroad, later, the West Nashville Branch of The Nashville, Chattanooga & St. Louis Railway, said point being one hundred ten (110) feet south of the south line of Indiana Avenue, measured along said line of alley; thence south with said line of alley one hundred seventy (170) feet to a point in the original right of way line of said West Nashville Branch, which point is northeast of and twenty five feet (25) distance from the original center line of the main tract of said Branch; thence in a northwesterly direction, northeast of, parallel with and ten (10) feet distance from the center line of Louisville and Nashville Railroad Company's Tract #192, a distance of one hundred seventy two (172) feet more or less to a point; thence east, on a line at right angles with said alley, fifty five (55) feet to the point of beginning, containing 4,490 square feet.