STATE OF TENNESSEE
COUNTY OF Davidson

12813

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 27,000.00

Glen Rager
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF JAN 03

J. Blake Freeman
Notary Public

MY COMMISSION EXPIRES: 9-25-04

NOTARY PUBLIC STATE AT LARGE TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
J. Blake Freeman, Attorney at Law, 51 Century Blvd., #110, Nashville, TN 37214

NAME / ADDRESS		
ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ward S. Oakley, Jr.	NEW OWNER	
(NAME)	(NAME)	PO 6-9
P. O. Box 63	(STREET ADDRES)	
(STREET ADDRESS OR ROUTE NUMBER)		
Pinehurst, NC 28374	(CITY) (STATE) (ZIP)	
(CITY) (STATE) (P.O. 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, Glen Rager and wife, Alice Rager

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Ward S. Oakley, Jr. and wife, Nancy E. Oakley

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.

Davidson County DEEDWARR
Recvd: 02/18/03 12:22 3pgs
Fees:18.00 Taxes:99.90
20030218-0020839

This is unimproved property known as Tract No. 5, Baker Road, Goodlettsville, TN 37072

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 4 day of Jan, 2003.

Glen Rager
Glen Rager

Alice Rager
Alice Rager

12813

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, J. Blake Freeman, a Notary Public in and for said County and State, the within named

Glen Rager and wife, Alice Rager

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. Witness my hand and official seal at Nashville Tennessee, this 4 day of JAN, 03.

My commission expires 9-25-04

Notary Public

J. BLAKE FREEMAN NOTARY PUBLIC AT LARGE TENNESSEE

File No.: 12813

ATTACHMENT

Land lying in the 10th Councilmanic District of Davidson County, Tennessee, being Tract No. 5, a portion of the Glen Rager Property as recorded in Deed Book 5199, page 304, R.O.D.C., TN, more particularly described as follows:

Beginning at an iron rod in the center of an Ingress-Egress Easement, said point being the Southwest corner of the Robert L. Walker Property, Tax Map 6, Parcel 105, Tax Assessor's Office for Davidson County, TN, as recorded in Deed Book 6285, page 138, Register's Office for Davidson County, TN; thence, along said easement South 74 degrees 26 minutes 42 seconds West, 226.09 feet to an iron rod, this being the Northwest corner of Tract No. 6, and the Northeast corner of this herein described Tract No. 5, and the point of beginning, Tax Map 6 parcel 90, Tax Assessor's Office for Davidson County, TN; thence South 15 degrees 00 minutes 00 seconds East, 458.68 feet to a point; thence, South 87 degrees 00 minutes 00 seconds East, 1032.18 feet to a point in the West line of Parcel 108; thence, South 59 degrees 05 minutes 43 seconds East, 449.27 feet to a point in the North line of Parcel 151, of same Tax Map; thence, along this line North 87 degrees 00 minutes 00 seconds West, 2445.40 feet to an iron rod in the North line of Parcel 2 and the center of said Ingress-Egress Easement, this also being the Southwest corner of Tract No. 1, Tax Map 6 Parcel 148, the Ward S. Oakley, Jr. Property as recorded in Deed Book 11173, page 190, Register's Office for Davidson County, TN; thence, continuing along said easement North 48 degrees 23 minutes 58 seconds East, 408.15 feet to an iron rod; thence, North 61 degrees 06 minutes 20 seconds East, 155.32 feet to an iron rod; thence, North 38 degrees 16 minutes 17 seconds East, 164.36 feet to an iron rod; thence, North 66 degrees 19 minutes 32 seconds East, 159.72 feet to an iron rod; thence, North 74 degrees 26 minutes 42 seconds East, 226.09 feet to the point of beginning for this herein described Tract No. 5, containing 15.00 acres, more or less.

Being a portion of the same property conveyed to Glen Rager and wife, Alice Rager, by deed of record in Book 5199, page 304, Register's Office for Davidson County, Tennessee.