STATE OF TENNESSEE 12812
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 30,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4 DAY OF Jan 03.

Notary Public

MY COMMISSION EXPIRES: 9-25-04

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: Ward S. Oakley, Jr.	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBERS
(NAME) P. O. Box 63	(NAME)	P/O 6
(STREET ADDRESS OR ROUTE NUMBER) Pinehurst, NC 28374	(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, 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:111.00
20030218-0020840

This is unimproved property known as Tract No. 3, 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

Alice Rager

12812

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

J Blake Freeman
Notary Public

BLAKE FREEMAN NOTARY PUBLIC AT LARGE TENNESSEE

File No.: 12812

ATTACHMENT

Land lying in the 10th Councilmanic District of Davidson County, Tennessee, being Tract No. 3, 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 Assessors 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 in the South line of Tract No. 4, this being the Anthony Heath Property as recorded in Deed Book 10413, page 973, Register's Office for Davidson County, TN; thence, South 74 degrees 26 minutes 42 seconds West, 101.79 feet to an iron rod; thence, South 74 degrees 26 minutes 42 seconds West, 65.71 feet to an iron rod, this being the Southwest corner of this herein described Tract No. 3; thence, North 45 degrees 41 minutes 06 seconds West, 384.93 feet to an iron rod; thence, North 61 degrees 22 minutes 17 seconds West, 442.68 feet to an iron rod in the East line of Parcels No. 75, 76 & 11 of same Tax Map; thence, North 32 degrees 00 minutes 00 seconds East, 522.51 feet to an iron rod, this being the most Northerly corner of this herein described Tract No. 3; thence, South 21 degrees 25 minutes 31 seconds, 500.00 feet to an iron rod; thence, South 59 degrees 05 minutes 43 seconds East, 655.12 feet to the point of beginning, containing 5.32 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.