PICK-UP

3/13 S:K cmc

SPECIAL WARRANTY DEED

TO:	Barry N. Oakley and wife, Kelly G. Oakley	This instrument was prepared by: C. Mark Carver, Esq. Sherrard & Roe, PLC
FROM:	Carl R. Nelson and wife, Myra Louise White Nelson	424 Church Street, Suite 2000 Nashville, TN 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map/Parcel Numbers
Barry N. Oakley and wife, Kelly G. Oakley 87 Riverpoint Pass Nashville, TN 37214	Same	Map 84-16, Parcels 155 and 156

Davidson County DEEDWARR
Recvd: 07/13/04 10:33 5pgs
Fees:27.00 Taxes:0.00
20040713-0083184

Davidson County DEEDWARR
Recvd: 05/12/04 09:42 5pgs
Fees:28.00 Taxes:410.70
[redacted]
20040512-0054644

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $111,001.00

RE-RECORD

Affiant

TRACI HENRY Notary Public At Large DAVIDSON COUNTY, TENN. My Commission Expires July 29, 2006

Sworn to and subscribed before me this 6 day of May, 2004.

My Commission Expires 7-29-06

Notary Public

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Myra Louise White Nelson and Carl R. Nelson** (hereinafter called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Barry N. Oakley and wife, Kelly G. Oakley** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

This is improved property located at 218 and 220 Shady Grove Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 4th day of May, 2004.

SELLER:

Myra Louise White Nelson

Myra Louise White Nelson

Carl R. Nelson

Carl R. Nelson

STATE OF ARKANSAS)
)
COUNTY OF Ashley)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Myra Louise White Nelson, the within named bargainor, 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.

Witness my hand and seal, at office in Crossett, Arkansas, this 4th day of May, 2004.

Peggy J. West

Notary Public

My Commission Expires:

OFFICIAL SEAL
PEGGY J. WEST
NOTARY PUBLIC - ARKANSAS
ASHLEY COUNTY
Comm. Exp. 3-9-12

STATE OF ARKANSAS)
)
COUNTY OF Ashley)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Carl R. Nelson, the within named bargainor, 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.

Witness my hand and seal, at office in Crossett, Arkansas, this 4th day of May, 2004.

Peggy J. West
Notary Public

My Commission Expires:

OFFICIAL SEAL
PEGGY J WEST
NOTARY PUBLIC - ARKANSAS
ASHLEY COUNTY
Comm. Exp. 3-9-12

EXHIBIT A

PROPERTY DESCRIPTION

LAND lying in Davidson County, Tennessee, being more particularly described as follows:

Tract 1:

Situate in the Third Civil District thereof, and being the Southerly half of Fifty feet of Lot 6 in the Sub-division of Donelson Heights a Plat thereof not being of record, and more particularly described as beginning at a point in the west margin of Shady Grove Road which point is 525 feet northwardly from the north margin of the Lebanon-Nashville Highway; thence westerly along the north line of Lot 5 of said Sub-division plan and parallel with the aforesaid Lebanon-Nashville Highway 200 feet to a point in the East margin of the Hargis Heights Sub-division (formerly owned by H. C. Criswell) thence northerly with the east margin of the aforesaid Sub-division Fifty (50) feet to a point; thence easterly and on a line parallel with the north line of Lot 5 of this said Sub-division 200 feet to a point in the West margin of said Shady Grove Road; thence southerly with the west margin of said Shady Grove Road 50 feet to the point of beginning.

Being the same property conveyed to Myra Louise White Nelson and husband, Carl R. Nelson, by Deed of Record in Book 1533, page 353, Register's Office for Davidson County, Tennessee.

Tract 2:

Land in Davidson County, Tennessee, being lot number 6 in the Subdivision of Donelson Heights, not of record, described as follows:

Beginning at a point on the West side of Shady Grove Road 525 feet northwardly from the North Margin of the Lebanon Turn Pike, running thence westerly along the north line of Lot No. 5 in said plan and parallel with the Lebanon Turn Pike 200 feet to a point on the east margin of the H. C. Criswell's 52 acre tract; thence northerly with the said Criswell's tract 100 feet to the southwest corner of Lot 7 in said plan; thence east with the dividing line between the said Lots Nos. 6 and 7, 200 feet to a point in the west margin of said avenue; thence southerly with the westerly margin of said avenue 100 feet to the point of beginning.

Being the same property conveyed to Myra Louise Nelson, by Deed of Record in Book 10129, page 478, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2004 and subsequent years. Tax Parcel Map 84-16, Parcels 155-156