Address New Owner as follows:

Timothy P. Yeager and wife,
Dr. Victoria Crisp
Hwy. 100
Nashville, Tennessee

Send tax bills to:

Same

Map & Parcel

129-12-A/94
702-149

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Two Hundred and Thirty Thousand ($230,000.00) Dollars, for which the Grantees have executed a promissory note of even date herewith, the receipt of which is hereby acknowledged, ROXWELL J. LAKOTA and wife, LORETTA LAKOTA, hereinafter called the Grantors, have bargained and sold and by these presents do transfer and convey unto the said TIMOTHY P. YEAGER and wife, DR. VICTORIA CRISP, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of improved land in the County of Davidson, State of Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 1 on the subdivision of the Lakota Property of record in Book 5200, Page 675, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

BEING the same property conveyed to Roxwell J. Lakota and wife, Loretta Lakota by deed from Dr. Jay G. Hamilton and wife, Sharlene S. Hamilton of record in Book 5905, Page 829, Register's Office for Davidson County, Tennessee and by Affidavit of Ownership of record in Book 6156, Page 818, said Register's Office and by Deed of Correction of record in Book 6156, Page 834, said Register's Office.

THERE is a restriction contained in the deed from Roxwell J. Lakota and wife, Loretta Lakota to James W. Hatmaker and wife, Eloise Q. Hatmaker of record in Book 6183, Page 1, said Register's Office regarding Lot 2 on the subdivision of the Lakota Property of record in Book 5200, Page 675, said Register's Office, wherein the Hatmakers convenanted and agreed that the premises and property conveyed therein to them and referred to as the Cheekwood Kennel, would not be used for veterinary practice, in any of its various forms, whether medical, surgical, vaccinations, diagnosis, prescription, treatment or dispensing of drugs, for a period of 20 years from date of their deed and that violation of this convenant would cause the property and premises to revert back to the Lakotas. However, the Lakotas reserved the right to terminate the above reverter clause at any time and/or upon the owners of Lot 1 and Lot 2, on the Plan herein referred to, being one and the same legal entity. The Hatmakers, their heirs and assigns, also agreed to give the owners of Lot No. 1 on the Plan herein referred to first right to refuse the purchase of their Lot No. 2 at a price established by the Hatmakers, their heirs and assigns, in the event the Hatmakers, their heirs and assigns, wish to sell, with the exception of a sale to any member of the Hatmakers family. The Grantors, Roxwell J. Lakota and wife, Loretta Lakota, their heirs and assigns, herein agree to give the Grantees, Timothy P. Yeager and wife, Dr. Victoria Crisp. a ten (10) day right of first refusal to purchase Lot No. 2 on the Plan herein referred to at a price established by the Lakotas in the event the Grantors, their heirs and assigns re-acquire said Lot No. 2.

There is also a provision in the deed of record in Book 6183, Page 1, said Register's Office, wherein Roxwell J. Lakota and wife, Loretta Lakota, their heirs, assigns and successors, agreed not to build another facility on Lot No. 1 of the Plan herein referred to, for the exclusive purpose of operating a boarding and groooming kennel. And now, the Grantees herein, Timothy P. Yeager and wife, Dr. Victoria Crisp, their heirs, assigns and successors, hereby agree not to build another facility

12/28 507.50- CHECK
2223

on Lot No. 1 of the Lakota Subdivision on the Plan herein referred to and of record in Book 5200, Page 675, said Register's Office, for the exclusive purpose of operating a boarding and/or grooming kennel.

There is an easement reserved in the deed of record in Book 6183, Page 1, said Register's Office, for gas and water lines over and upon the hereindescribed property and extending to Lot No. 2 on the plat herein referred to in which James W. Hatmaker and wife, Eloise Q. Hatmaker, their heirs and assigns agree to maintain said lines which serve their property.

This instrument is made subject to the Plan of record in Book 5200, Page 675, said Register's Office which shows certain easements and setback lines and to which reference is hereby made, Easements of record in Book 3762, Page 326, Book 4444, Page 577, said Register's Office and an Exception to Easement of record in Book 4590, Page 699, said Register's Office and to all applicable local government planning, building and zoning regulations.

The Contract of Sale survives the closing.

This is improved property known as Cheekwood Animal Hospital.

TO HAVE AND TO HOLD the said real estate, with the appurtenances, estate, title and interest thereto belonging to the said TIMOTHY P. YEAGER and wife, DR. VICTORIA CRISP, their heirs and assigns forever. **

AND GRANTORS COVENANT that they are lawfully seized and possessed of said real estate, in fee simple, that they have a good right to convey it and that the same is unencumbered, except as to the Hamilton Mortgage set forth herein.

AND GRANTORS DO further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said real estate against the lawful claims of all persons whomsoever.

WITNESS our hands on this the 21st day of December, 1983.

Roxwell J. Lakota
ROXWELL J. LAKOTA

Loretta Lakota
LORETTA LAKOTA

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $230,000.00.

Dr Victoria Crisp
Affiant

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Subscribed and sworn to before me on this the 21 day of December, 1983.

Jim D. Coleman
Notary Public

My Commission Expires: July 21, 1984

BOOK 6202 PAGE 193

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, the within named Roxwell J. Lakota and wife, Loretta Lakota, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they have read the foregoing instrument and have executed same for the purposes contained therein.

Witness my hand and official seal on this the 21 day of December, 1983.

Notary Public

My Commission Expires: July 21, 1984

This instrument was prepared by:
James W. Cameron III, Attorney
TUNE, ENTREKIN & WHITE
26th Floor, First American Center
Nashville, Tennessee 37238

** The Property herein conveyed is made subordinate to an indebtedness payable to Dr. Jay G. Hamilton and wife, Sharlene S. Hamilton, of record in Book 5905, page 832, said Register's Office. The Grantors herein agree to make the payments and retire the subordinate indebtedness and to indemnify and hold Grantees harmless from the Hamilton mortgage so long as Grantees are not in default to Grantors. Acceleration of due date in the Hamilton Mortgage, for any reason caused by Grantees, shall result in simultaneous acceleration of Grantor's mortgage. Should Grantors fail to make any payment due under any note secured by a presently existing deed of trust encumbring the property Grantees shall have the right to make such payment and to receive full credit for such payment against the installment deed note provided for herein.

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IDENTIF. REFERENCE

DEC 28 8 58 AM '83

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6202 PAGE 194

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			230000.00- CAMT.	
			598.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 607.50-	
2223A	12/28/83		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 9 4 1 1 8

IDENTIF. REFERENCE

Dec 28 8 56 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 2756