BOOK 9202 PAGE 701

Prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY
110 Glancy Street - Suite 112
Glancy Square
Goodlettsville, TN 37072

New Owner	Send Tax Bills To	Map/Parcel No.
Gerry Baggett, et ux	Same as New Owner	PART OF Map 65-13
2520 Highway 25		Parcel 6
Cottontown, TN 37048		4D26255

WARRANTY DEED

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, **THE TRUSTEES OF RAGAN, SMITH, MURPHY & ASSOCIATES, INC., PROFIT SHARING PLAN AND TRUST,** hereinafter called the **"Grantor"**, has bargained and sold, and by these presents do transfer and convey unto **GERRY BAGGETT, and wife, LENA BAGGETT,** hereinafter called the **"Grantees"**, their heirs and assigns, a certain tract or parcel of land in **Davidson County, Tennessee**, described as follows, to-wit:

A tract of land in the 12th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being Lot No. 2 on plat entitled Section Two, Scotts Hollow, Phase One, as of record in Book 8250, Page 241, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron pin on the northerly right-of-way line of Lebanon Pike, U.S. 70 at the common corner of Lots 1 and 2; thence, with offset in right-of-way S 25 deg. 29' 00" E, 5.00 feet to an existing iron pin; thence, with the northerly right-of-way line of Lebanon Pike parallel to and 35 feet north of the centerline of Lebanon Pike S 64 deg. 31' 00" W, 100.00 feet to an iron pin set; thence, with the westerly line of Lot No. 2, N 23 deg. 39' 15" W, 289.21 feet to an iron pin set in the south line of Knollview Subdivision, as of record in Book 6900, Page 71, R.O.D.C., Tennessee; thence, with the south line of Knollview Subdivision N 31 deg. 06' 31" E, 108.73 feet to an iron pin set common corner of Lots 1 and 2; thence, with the common line between Lots 1 and 2, S 25 deg. 29' 00" E, 348.93 feet to the point of beginning and containing 30,279 square feet or 0.695 acres.

BEING part of the same property conveyed to The Trustees of Ragan-Smith, Murphy & Associates, Inc., Profit Sharing Plan and Trust, of record in Book 6513, Page 198, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE RESTRICTIVE COVENANTS SHOWN ON "EXHIBIT A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF AS IF COPIED VERBATIM HEREIN, WHICH RESTRICTIVE COVENANTS SHALL RUN WITH THE LAND.

THIS IS UNIMPROVED PROPERTY KNOWN AS:

Lebanon Pike U.S. 70

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 I do covenant with the said Grantees that I am 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 I do further covenant and bind myself, my 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 my hand, this 21st **day of December, 1993.**

THE TRUSTEES OF RAGAN, SMITH, MURPHY & ASSOCIATES, INC., PROFIT SHARING PLAN AND TRUST

BY: FIRST FARMERS & MERCHANTS NATIONAL BANK (TRUSTEE)

BY: _____
ROY A. HAMILTON, JR.
Senior Vice President and Senior Trust Officer
P. O. Box 1148, Columbia, TN 38402

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared **ROY A. HAMILTON, JR.** with whom I am personally acquainted, and who, upon his oath, acknowledged himself to be the Senior Vice President and Senior Trust Officer of **FIRST FARMERS & MERCHANTS NATIONAL BANK, TRUSTEE for RAGAN, SMITH, MURPHY & ASSOCIATES, INC., PROFIT SHARING PLAN AND TRUST,** the within named bargainor, a corporation, and he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation, by the said ROY A. HAMILTON, JR. as such Senior Vice President and Senior Trust Officer.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of December, 1993.

_____
Notary Public

KATHY J. BYERS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: 11-22-97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, is **$100,000.00.**

_____
Affiant

SWORN to and subscribed before me,
this 21st day of December, 1993.

_____
Notary Public

My Commission Expires: 11/20/94

NOTARY PUBLIC

"E X H I B I T A"

RESTRICTIVE COVENANTS

1. Primary building front materials may include brick, split block, unit masonary, stone, glass and concrete. A maximum of 60% vinyl. Materials such as masonary, vinyl siding, (meaning Coronada type stone) reflective glass and duckboard will not be allowed. Asphalt roofs required.

2. All parking areas shall be paved with a hard surface material such as asphalt or concrete.

3. Loading and service areas shall be in the rear of building, setback from public view and screened.

4. Each building must have landscaping in the front.

5. Chain link fences will not be permitted in front of buildings.

6. Dumpsters shall be screened from view and generally service shall be at the rear of building.

7. Building mounted signs shall be only raised letters attached to the building wall or recessed into building. DETACHED SIGNS AS PERMITTED BY CODES.

8. The property shall not be used for the purpose of used car sales, automotive or small engine repair, automotive junkyard, waste storage, or as a business for the sale of, or distribution of pornographic materials.

01864
IDENTIF. & REFERENCE

93 DEC 29 PM 2:07
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

9603 12/29 0101 03CHECK 383.00

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
				CAMT 100000.00
				CON TX 370.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 383.00
				CHECK 383.00
12/29/93	01			14:08 0001 9603

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01864
IDENTIF. & REFERENCE

93 DEC 29 PM 2:07
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 739541