PREPARED BY: Law Office of Bobby D. Davis
101 Shepherd Hills Drive
Madison, Tennessee 37115

WARRANTY DEED

NAME/ADDRESS NEW OWNER:

Randall C. Michael
Beth Michael
626 Rice Hill Rd
Nolensville, TN. 37135

SEND TAX BILLS:

626 Rice Hill Rd.
Nolensville, TN.
37135

MAP & PARCEL:

Map 187
Parcel 82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $15,000.00.

Randall C. Michael
AFFIANT

Subscribed and sworn to before me this 2nd day of Nov., 1995.

Bobby D. Davis
NOTARY PUBLIC

My Commission Expires: 11-22-95

WARRANTY DEED

FOR AND IN CONSIDERATION of One Dollar to me paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, We, **Andrew W. Regg and wife, Kelly Ann Regg**, have this day bargained and sold, and do hereby transfer and convey unto the said **Randall C. Michael and wife, Beth Michael**, the Grantee(s) herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, described as follows, to wit:

Tract No. 4 in the 5th Civil District of Davidson County, Tennessee, and described on an unrecorded survey by Robert E. Francis, Surveyor (License No. 669), dated September 18, 1984, and revised November 20, 1984, as follows:

Beginning at a pin, said pin being located from a pin in the center line of Kidd Road (Williamson County) being the SW corner of property of Charles Willard Fann (Book 102, page 209, R.O.W.C.) thence leaving said road N 4 deg. 53′ E 1385.17′ to a pin on the easterly margin of a 50′ wide private road being the SE corner of this tract; and thence the beginning of this survey; N 85 deg. 07′ W 636.69′ to a pin in fence line being the SW corner of this tract; thence N 4 deg. 50′ E 180.13′ to a pin by corner post; thence N 5 deg. 06′ 49" E 504.78′ to a pin in the center line of a 50′ wide private road being the NW corner of this tract; thence S 84 deg. 11′ 13" E 645.8′ to a pin in the center line of a 50′ wide private road being the NE corner of this tract; thence S 5 deg. 10′ W 335.62′ to a pin by a 12" stump in fence line; S 57 deg. 34′ W 10.7′ to a pin by corner post; and S 4 deg. 53′ W 332.33′ to the beginning, containing 10.0 acres, more or less.

Included in this conveyance is a permanent easement 50′ wide in width for ingress and egress from Kidd Road along a private roadway

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described by instrument of record in Book 6436, page 461, Register's Office for Davidson County, Tennessee, and Book 504, page 499, Register's Office for Williamson County, Tennessee.

Included in this conveyance is a permanent easement 50' in width for ingress and egress from the land herein conveyed to the private roadway mentioned above. This easement is described by instrument of record in Book 6444, page 172, Register's Office for Davidson County.

This conveyance is made subject to easements for private roadway construction and maintenance across that portion of this land lying within those permanent easements for private roadways described by instrument of record in Book 6436, page 461, R.O.D.C., TN, and Book 504, page 499, R.O.W.C., TN, and by separate instrument of record in Book 6444, page 172, R.O.D.C., TN.

This conveyance is also made subject to certain restrictive covenants of record in Book 6436, page 454, R.O.D.C., TN, and Book 504, page 496, R.O.W.C., TN.

This conveyance is made subject to separate Land Owners Associations created for the purpose of constructing and maintaining private roadways and of record in Book 6436, page 461, R.O.D.C., TN, and Book 504, page 499, R.O.W.C., TN, and of record in Book 6444, page 172, R.O.D.C., TN. In partial consideration for this conveyance the Grantees agree to abide and comply with the terms, conditions and requirements of said two (2) separate Lane Owners Associations.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY BUT EXCLUDED FROM THIS CONVEYANCE is the following described tract or parcel of land:

Property located in the 5th Civil District of Davidson County, Tennessee, and being the southern portion of parcel #82 on the tax map #187; bounded on the south by W.A. Brewer, Deed Book 6530, page 255; on the west by George D. Knight, Deed Book 7550, page 702; and by R.H. Kester, Deed Book 6875, page 70; on the north by remaining property of Hiram E. Staggs and wife, and on the east by C.W. Fann, Deed Book 102, page 209, as recorded in Williamson County Register's Office and more specifically described as follows:

Beginning on an iron pin located on the east margin of a 50' wide private road (Fann Road) and being 1,385.17' north of the north margin of Kidd Road of the intersection of Fann Road, and being the SE corner of this tract; thence N 85 deg. 07' 00' W, 636.79' to an existing iron pin in a fence line being the SW corner of this tract; thence N 4 deg. 50' 00" E, 180.13" to an existing iron pin at a fence corner; thence N 5 deg. 06' 49" E 166.04' to an iron pin the NW corner of this tract; thence S 84 deg. 22' 48" E 644.13' to an iron pin the NE corner of this tract; thence S 57 deg. 34' 00" W, 9.01' to an iron pin; thence S 4 deg. 53' 00" W, 332.33' to an iron pin, the point of beginning and

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containing 5.00 acres, more or less, according to a survey by Gaylon W. Northcutt, Tennessee, R.L.S. No. 1529, 2607 Forest View Drive, Antioch, Tennessee, 37013, dated 3-30-91.

BEING the same property conveyed to Kelly Ann Underwood, now Kelly Ann Regg, by Quitclaim Deed from James Brandon Underwood, pursuant to a certain Marital Dissolution Agreement entered into by the parties and of record in Chancery Court of Williamson County, Tennessee (Case No. 22400) and of record in Book 9235, Page 865, Register's Office for Davidson County, Tennessee.

This property is sold "as is" and the land is presently not suitable for a septic system.

The property conveyed herein is subject to all restrictions and easements of record.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of the said land in fee simple and have good title and right to convey it, and that the same is unencumbered unless otherwise herein set out.

We do further covenant and bond ourselves, our heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used herein, 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(s) this 2nd day of Nov, 1995, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kelly Ann Regg

Andrew W. Regg

STATE OF TENNESSEE)
COUNTY OF)

Personally appeared before me, the Undersigned, a Notary Public in and for said County and State, **Andrew W. Regg and Kelly Ann Regg**, the within-named bargainors, 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 Madison, Tennessee, this 2nd day of Nov., 1995.

NOTARY PUBLIC

My Commission Expires: 11-22-95

95 NOV -3 AM 8:55

DAVIDSON COUNTY, TN

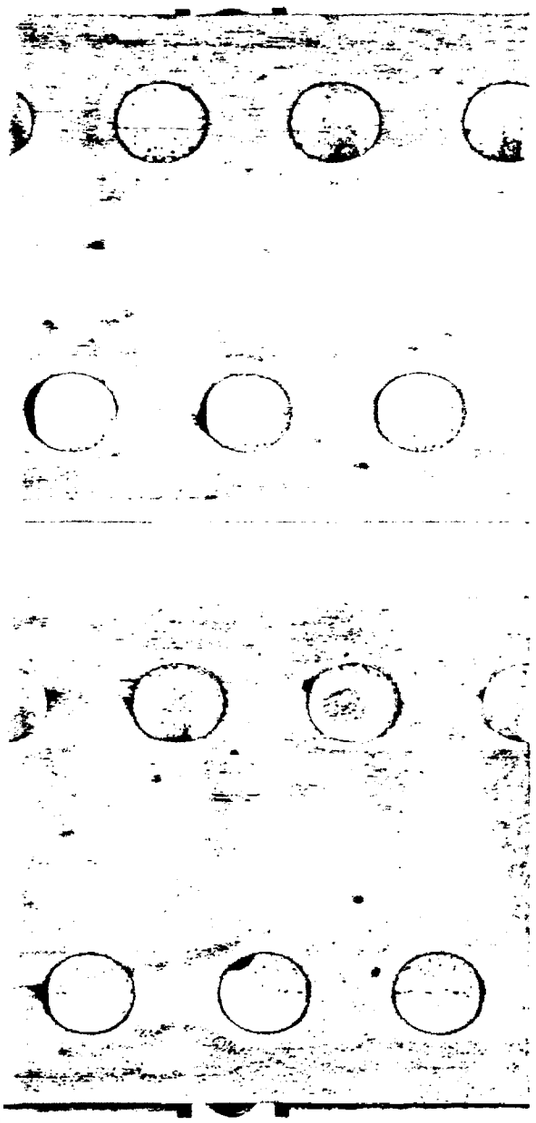
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RECEIVED FOR RECORD

11/03 0101 03CHECK 68.50

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37115
(615) 851-6697
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OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9848 PG 885

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 15000.00
CON TX 55.50
PRFEE 1.00
WDEED 12.00
TOTAL 68.50
CHECK 68.50

11/03/95 01 08:53 0001 4273

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

011975
IDENTIFICATION REFERENCE

95 NOV -3 AM 8:55
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 972899