INSTRUMENT PREPARED BY:
LOCKERT LAW FIRM, 105 SYCAMORE STREET, ASHLAND CITY, TENNESSEE 37015

WARRANTY DEED

NAME AND ADDRESS OF NEW OWNER: M & M CATTLE COMPANY
SEND TAX STATEMENTS TO SAME 200 RIVER HILLS DRIVE
MAP 21, PARCEL 61 & 59 p/o NASHVILLE, TENNESSEE 37210

FOR AND IN CONSIDERATION of the sum TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, We, EVELYN MAYO, CHARLOTTE ANN BENNETT, EARL RICKEY MAYO, and JAMES RANDALL MAYO; heirs of Mai Belle Fentress, the GRANTORS herein, have bargained and sold, and by these presents do transfer and convey unto the said M & M CATTLE COMPANY, a Tennessee partnership, with partners being ANDERSON L. MANN and CHARLES O. MANN, the GRANTEE herein, its heirs and assigns, a certain tract or parcel of land in 14th Civil District of Davidson County, State of Tennessee, described as follows:

BEING Tract One according to survey dated July 2, 1996, by Earl R. Mayo, Tennessee Registered Land Surveyor No. 1339, 2309 Ewell Elliott Road, Pleasant View, Tennessee 37148, and described as follows, to-wit: BEGINNING at a point in the south right of way of Clarksville Highway, said point being the northwest corner of the Robert C. Hooberry property as recorded in Deed Book 6137, page 915, RODCT; thence along the west line of Hooberry, S. 11 deg. 20' 54" W. passing an iron pin at 3.00 ', a total distance of 330.44 feet to a concrete marker; thence along the south lines of Hooberry, S. 74 deg. 26' 09" E. a distance of 139.00 feet to an iron pin at the southwest corner of the Dale A. Fredrickson property as recorded in Deed Book 8180, page 857, RODCT; thence along the south line of Fredrickson and the Denton Binkley property as recorded in Deed Book 2592, page 63, RODCT, S. 77 deg. 36' 18" E., a distance of 569.02 feet to an iron pin in the west line of the Dora L. Felts property as recorded in Deed Book 8300, page 385, RODCT; thence along the west line of Felts and the Stephan Waters property as recorded in Deed Book 9637, page 617, RODCT, S. 6 deg. 00' 38" W a distance of 835.35 feet to an iron pin at the northwest corner of the Clarksville Investors Trust property as recorded in Deed Book 9949, page 12, RODCT; thence along the west line of Clarksville Investors Trust, S. 5 deg. 19' 44" W a distance of 1,380.49 feet to an iron pin; thence S. 4 deg. 51' 09" W. passing an iron pin at 284.80 feet a total distance of 337.06 feet to a point in the center of a creek, said point being in the north line of the W. H. Marshall property as recorded in Deed Book 3253, page 77, RODCT; thence along the center of said creek and the north line of Marshall, S. 73 deg. 08' 30" W. a distance of 148.74 feet; thence continuing along said creek, N. 69 deg. 28' 06" W. a distance of 101.95 feet; thence continuing along said creek, S. 31 deg. 55' 56" W. a distance of 188.11 feet to a point at the southeast corner of the Phila R. Hach property as recorded in Deed Book 10041, page 557, RODCT; thence along the east line of Hach, N. 37 deg. 06' 02" W. passing iron pins at 23.89 feet and 76.57 feet, a total distance of 89.88 feet to the center of a creek; thence continuing along the east line of Hach, N. 17 deg. 35' 14" E. a distance of 115.85 feet to a point; thence N. 7 deg. 03' 08" W., a distance of 12.59 feet to a point; thence

leaving said creek along the north line of Hach, N. 58 deg. 02' 22" W., passing an iron pin at 20.72 feet a total distance of 774.46 feet to a point at the southeast corner of Tract 2 of the J.E. Fentress property as described herein; thence along the east line of Tract 2, N. 11 deg. 37' 45" E., a distance of 2,666.11 feet to a point in the south right-of-way of Clarksville Highway; thence along the south right-of-way of Clarksville Highway, S. 75 deg. 56' 14' E., a distance of 100.27 feet to the point of beginning; containing 55.017 acres, more or less.

INCLUDED in the above description, but expressly EXCLUDED from this conveyance is a family graveyard of about one-half acre with right of ingress and egress described in the deed from Charles Rush and wife, to Catherine C. Wollard, of record in Book 389, page 472, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is subject to a 40-foot easement for Nashville Gas Company.

AND BEING a portion of the property of record in Deed Book 1339, page 505, and Deed Book 1807, page 423, Register's Office for Davidson County, Tennessee.

EARL L. MAYO, by signing this deed, consents to this conveyance as Executor of the Estate of Mai Belle Fentress, deceased.

THIS CONVEYANCE is subject to the following restrictions until the death of Earl L. Mayo and wife, Evelyn Mayo: There are to be no trailers or mobile homes placed on the property; and no junk vehicles or any vehicle not operable for more than 30 days are allowed on the property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns, forever. And we do covenant with the said GRANTEE 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 GRANTEE, its heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

-7 PM 2:35

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BK/VOL 10149 PG 729

WITNESS OUR HANDS, this the 2nd day of August, 1996.

Charlotte Ann Bennett
CHARLOTTE ANN BENNETT

James Randall Mayo
JAMES RANDALL MAYO

Earl Rickey Mayo
EARL RICKEY MAYO

Evelyn Mayo
EVELYN MAYO

Earl L. Mayo (EXECUTOR)
EARL L. MAYO, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named bargainors, CHARLOTTE ANN BENNETT, EARL RICKEY MAYO, JAMES RANDALL MAYO AND EVELYN MAYO, with whom I am personally acquainted (or proved to me on 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 Ashland City, Tennessee, this the 2nd day of August, 1996.

MY COMMISSION EXPIRES: May 10, 1998

V. Joyce Loyd
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named EARL L. MAYO, with whom I am personally acquainted, and who upon oath, acknowledged himself to be Executor of the Estate of Mai Belle Fentress, deceased, and acknowledged that he executed the within instrument for the purposes therein contained.

MY COMMISSION EXPIRES:
May 10, 1998

V. Joyce Loyd
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration for this transfer or value of the property, (whichever is greater) is $160,000.00.

AFFIANT

Sworn to and subscribed before me, this the 2nd day of August, 1996.

MY COMMISSION EXPIRES:
May 10, 1998

V. Joyce Loyd
NOTARY PUBLIC

STATE OF TENNESSEE
CHEATHAM COUNTY
97 JUL 17 PM 12:45
$05.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10149 PG 730

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
				CRMT 160000.00
				CON TX 592.00
				PRFEE 1.00
				WDEED 12.00
				TOTAL 605.00
				CHECK 605.00
			08/07/96 01	14:41 0001 4588

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0212295

IDENTIF. ↑ REFERENCE

96 AUG -7 PM 2:35

REGISTER
DAVIDSON COUNTY, TN.

No.1017195