OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

BOOK 10512 PG 892

STATE OF TENNESSEE }
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 92,000.00 .

Susan F. Mecher Affiant
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 30th DAY OF June, 1997.

Samuel F. Anderson
NOTARY PUBLIC

My Commission expires: 3/24/98

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Samuel F. Anderson, Atty., 2016 8th Ave., S., Nashville, TN 37204
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
M and G Holding, LLC. (NAME)	SAME (NAME)	P/O 127-12
113 Montcastle Ct. (ADDRESS)	(ADDRESS)	
Nashville, TN 37221 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

Frank O. Bates and Mattie Lou Resha

hereinafter called the **GRANTORS**, have bargained and sold, and by these presents do transfer and convey unto

M and G Holding, LLC.

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED

03211798
IDENTIF. REFERENCE

97 JUL -1 PM 1:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

9571 07/01 0101 03CHECK 357.40

unimproved (X)
This is improved ( ) property, known as _____ (House Number) (Street) (City) (State) (Zip)

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. We do covenant with said GRANTEES 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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 our hands this 30th day of June, 19 97.

Frank O. Bates
Mattie Lou Resha
Jannie L Bates

INDIVIDUAL ACKNOWLEDGMENTS:

BOOK 10512 PG 893

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Frank O. Bates and wife, Jennie L. Bates and Mattie Lou Resha, unmarried, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of June, 19 97.

My Commission expires:
3/24/01

Samuel F. Anderson
Notary Public

SAMUEL F. ANDERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

STATE OF TENNESSEE }
County of }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named _____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that ____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this ____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of }

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the _____ of _____, the within named bargainor, a corporation (or partnership), and that ____, as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by ____self as such officer (or partner).

Witness my hand and official seal at office this ____ day of _____, 19____.

My Commission expires:

_____ _____
Notary Public

EXHIBIT "A"

TRACT I

Beginning at an iron pin located in the northerly right-of-way of Charlotte Pike (Highway 70N); said point being the southwest corner of the Mary Edith Boone Smith property (Deed Book 8017, Page 196); thence with the northerly right-of-way of Charlotte Pike as follows; S. 53 40' W a distance of 144.72 feet to a point; westerly with a curve to the right, having a radius of 2825.00 feet a distance of 115.28 feet to the true point of beginning; said point being the southwest corner to Tract 7 and the southeast corner of the herein described land; thence with the northerly right-of-way of Charlotte Pike, westerly with a curve to the right, having a radius of 2825.00 feet a distance of 260.00 feet (LC = S 58 39' W, 259.91') to an iron pin located at the southeast corner of Tract 5; thence with Tract 5 N 0 26' W a distance of 1899.59 feet to an iron pin located in the southerly line of Deerwood Estates; thence with Deerwood Estates as follows; S 88 50' E a distance of 157.24 feet to a concrete monument; N 89 32' E a distance of 82.78 feet to an iron pin located at the northwest corner of Tract 7; thence with Tract 7 S 0 07' W a distance of 1761.77 feet to the point of beginning, containing 9.72 acres more or less, according to a survey performed by Ronny G. Brown Surveying, RLS No. 763, Franklin, Tennessee, dated May 22, 1997.

TRACT II

Beginning at an iron pin located in the northerly right-of-way of Charlotte Pike (Highway 70N); said point being in the southwest corner of the Mary Edith Boone Smith property (Deed Book 8017, Page 196); and being the southeast corner of the herein described land; thence with the northerly right-of-way of Charlotte Pike as follows; S 53 40' W a distance of 144.72 feet to a point; westerly with a curve to the right, having a radius of 2825.00 feet a distance of 115.28 feet (LC = S 54 50' W, 115.27') to an iron pin located at the southeast corner of Tract 6; thence with Tract 6 N 0 07' E a distance of 176.77 feet to an iron pin located in the southerly line of Deerwood Estates; thence with the southerly line of Deerwood Estates N 89 32' E a distance of 292.00 feet to a concrete monument located in the westerly line of the Smith property; thence with Smith's line S 3 01' W a distance of 1614.24 feet to the point of beginning, containing 9.66 acres more or less, according to a survey performed by Ronny G. Brown Surveying, RLS No. 763, Franklin, Tennessee, dated May 22, 1997.

Being part of the same property conveyed to Frank O. Bates and Mattie Lou Resha by deed from Clark H. Tidwell, Successor Trustee of record in Book 7872, Page 825, Register's Office for Davidson County, Tennessee.

Jeannie L. Bates joins in this conveyance for the specific purpose of conveying any right, title or interest she may have in said property by virtue of her marriage to Frank O. Bates.

The above described property is conveyed to the Purchasers, their heirs and assigns, subject to the following restrictive covenants which are covenants running with the land and binding on and enforceable by the Purchasers, their heirs and assigns until June 12, 2017.

1. Any residence built upon the property must contain a minimum of 1,700 square feet of improved living area for a one story home and a minimum of 1,500 square feet on the first floor of a two story home. Said area does not include decks, patios, garages and/or carports.

2. Any residence must set back a minimum of 100 feet from the road and a minimum of 25 feet off side and rear lines.

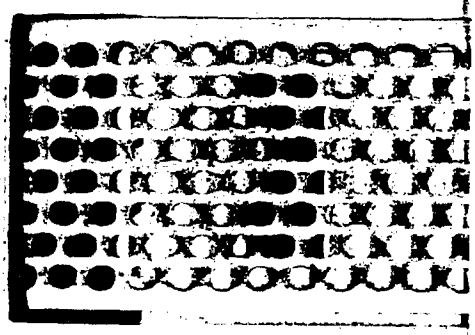
3. Any detached garage, carport, utility building or barn must be built and located to the rear of the residence.

4. No trailer, mobile home, modular home, basement only, garage, or other out building shall at any time be used as a residence, either temporary or permanently, nor shall any residence of a temporary character be permitted on said property.

5. No poultry or swine operations shall be carried on upon the property. No noxious or offensive trade or business of any kind shall be carried on upon the property, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.

6. No abandoned and/or inoperable vehicles, junk or litter to be left outside a building; property must be kept in a neat and orderly way.

7. No illegal use of the property will be permitted.



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

RECEIVED OF _____

FOR _____

BOOK 10512 PG 896

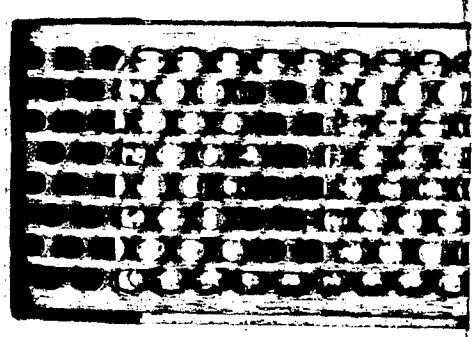
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 92000.00
CON TX 340.40
PRFEE 1.00
WDEED 16.00
TOTAL 357.40
CHECK 357.40

07/01/97 01 13:30 0001 9571

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03211798
IDENTIF. ↑ REFERENCE

97 JUL -1 PM 1:30
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1169355