1045

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,000.00

Shawn F. Meehan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of May, 1998.

Notary Public

MY COMMISSION EXPIRES: 1-20-99

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE

WARRANTY DEED

10961-336

THIS INSTRUMENT WAS PREPARED BY

Real Estate Loan Services (NAME) 1100 Kermit Dr Ste 204 Nashville, TN 37217 (ADDRESS)

ADDRESS NEW OWNERS(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shawn F. Meehan et ux (NAME)	SAME (NAME)	**127-288.00 p/o**
Charlotte Pike (STREET ADDRESS/ROUTE NUMBER)	113 Montcastle Court (STREET ADDRESS)	
Nashville, TN (CITY/STATE/ZIP)	Nashville, TN 37221 (CITY/STATE/ZIP)	

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, WE,

M and G Holding, LLC

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Shawn F. Meehan and wife, Renee W. Meehan**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

See Attached Legal Description

6582 06/05 0101 03CHECK 179.50

Subject to the following: easements, setback lines and restrictions of record in Book 10512, page 892, said Register's Office, and otherwise of record; zoning regulations and rights for public utilities; taxes for current year are to be assumed by Grantees.

0446640
IDENTIF. # REFERENCE

98 JUN -5 AM 9:42
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

This is unimproved (X)
improved ( ) property, known as Charlotte Pike (House Number/Street) Nashville TN (City/Town) (State) (Postal Code)

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 we do covenant with the 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 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 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 hand s this 27th day of May, 19 98

M AND G HOLDING, LLC
Shawn F. Meehan chief Mgr.
BY: Shawn F. Meehan, Chief Manager

Eric Glasser Secretary
Eric Glasser, Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

10964:337

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Shawn F. Meehan, Chief Manager, and Eric Glasser, Secretary, of **M and G Holding, LLC** the bargainor(s), 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, by signing the name of the Limited Liability Company named within, having the authority to execute the within described document.

Witness my hand and official seal at **Nashville, TN**, this **27th day of May, 1998**.

NOTARY PUBLIC AT LARGE

Notary Public

Commission Expires: 1-20-99

Attachment "A" legal description:
M and G Holding, LLC

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEING a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the northerly margin of Charlotte Pike (Hwy 70N) east of Charlotte Pike's intersection with Memphis-Bristol Highway and being more particularly described as follows:

BEGINNING at an iron pin in the northerly margin of Charlotte Pike, said pin being S. 53 degrees 40'00" W, 64.66 feet along said margin from the southwest corner of Mary Edith Smith of record in Deed Book 8017, page 196, Register's Office for Davidson County, Tennessee.

THENCE, with said margin, S. 53 degrees 40'00" W, 64.66 feet to a point; THENCE, leaving said margin, N. 03 degrees 01'00" E. 584.39 feet to a point; THENCE, N. 89 degrees 00' 00" W, 178.90 feet to a point; THENCE, N. 03 degrees 01' 00" E, 709.61 feet to a point; THENCE, N. 89 degrees 00'00"W, 228.96 feet to a point in the east line of Mary K. Kirk, et al, of record in Deed Book 10512, page 786, Register's Office for Davidson County, Tennessee; THENCE, with Kirk's east line, N. 00 degrees 24' 18" W, 390.00 feet to a point in the south line of Deerwood Estates of record in Plat Book 5200, page 220, Register's Office for Davidson County, Tennessee; THENCE, with said Deerwood Estates, S. 88 degrees 52' 10" E, 157.24 feet to a concrete monument; THENCE, N. 89 degrees 34' 53" E., 374.40 feet to a concrete monument at the northwest corner of aforementioned Smith; THENCE, with Smith's west line S. 03 degrees 01' 00" W, 199.02 feet to a point; THENCE, leaving Smith's line, N. 89 degrees 00'00" W, 228.93 feet to a point; THENCE, S. 03 degrees 01'00" W, 859.60 feet to a point; THENCE, S. 89 degrees 00'00"E., 178.90 feet to a point; THENCE, S. 03 degrees 01'00" W, 595.18 feet to the point of BEGINNING, containing 231,040 square feet or 5.30 acres, more or less.

Being a part of the same property conveyed to M and G Holding, LLC, by deed from Frank O. Bates and Mattie Lou Resha, dated June 30, 1997, recorded July 1, 1997, of record in Book 10512, page 892, Register's Office for Davidson County, Tennessee.

SM, EG
Initials

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10961 PG 339

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 45000.00
CON TX 166.50
PRFEE 1.00
WDEED 12.00
TOTAL 179.50
CHECK 179.50

06/05/98 01 09:45 0001 6582

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0446640
IDENTIF. & REFERENCE

98 JUN -5 AM 9:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1302484