This instrument prepared by:
Sam D. Hodges, III
Grissim and Hodges, Attorneys
323 Union Street
Nashville, Tennessee 37201

Box 21-A

WARRANTY DEED

BOOK 10969 PG 889

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
R and P Enterprises, L.L.C. 4016 October Woods Drive Antioch, TN 37013	Wilson Bank & Trust 1476 N. Mt. Juliet Rd. Mt. Juliet, TN 37122	143-3A-20 143-3A-25 143-3A-83

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, BGS PROPERTIES, INC., acting by and through its authorized officer and all its shareholders, together with the following individuals, as tenants in common, LEE SYNNOTT, W. THOMAS BOOTHE, and ROBERT B. GESSLER (BGS Properties, Inc., and the aforementioned individuals being hereinafter referred to as the "Grantors") have bargained and sold and by these presents do transfer and convey unto the said R AND P ENTERPRISES, L.L.C., a Limited Liability Company (the "Grantee"), it successors, representatives and assigns, all of their right, title and interest in and to that certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein by reference.

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 successors, representatives and assigns, forever. And Grantors do covenant with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for current year real property taxes, and except as follows:

1. Current year real property taxes.

2. Covenants, conditions, restrictions, reservations, easements, liens for assessments, options, power of attorney, and limitations on title, created by the Tennessee "Horizontal Property Act" Tennessee Code Annotated and as set forth in the Master Deed recorded in Book 6104, page 725.

3. All matters shown on the Plat recorded in Book 5200 ,page 571, said Register's Office.

And Grantors do further covenant and bind themselves, their respective heirs, successors, representatives, and assigns to warrant and forever defend the title to the said land to the said Grantee, its successors, representatives 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.

BK/VOL 10969 PG 890

WITNESS Grantors' hands, this 8th day of JUNE, 1998.

BGS PROPERTIES, INC.

BY: _____

Title: PRESIDENT

BY: _____
Lee Synnott, Shareholder

BY: _____
W. Thomas Boothe, Shareholder

BY: _____
Robert B. Gessler, Shareholder

_____
LEE SYNNOTT, Individually

_____
W. THOMAS BOOTHE, Individually

_____
ROBERT B. GESSLER, Individually

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration for this transfer is $ 55,000.00.

_____
Affiant

Subscribed and sworn before me this 8th day of JUNE, 1998.

_____
NOTARY PUBLIC

My Commission Expires: 3/23/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, LEE SYNNOTT, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the PRESIDENT of BGS PROPERTIES, INC., a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 8th day of June, 1998.

NOTARY PUBLIC

My Commission Expires: 3/23/02

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public, Lee Synnott, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a shareholder of BGS PROPERTIES, INC., a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 8th day of JUNE, 1998.

NOTARY PUBLIC

My Commission Expires: 3/23/02

STATE OF Michigan)
COUNTY OF Kent)

Personally appeared before me, a Notary Public, W. Thomas Boothe, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a shareholder of BGS PROPERTIES, INC., a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 5th day of June, 1998.

NOTARY PUBLIC

My Commission Expires: _____

JULIE S. KUYT
Notary Public Kent County, MI
My Commission Expires Aug. 22, 1999

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public, Robert B. Gessler, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a shareholder of BGS PROPERTIES, INC., a Tennessee corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand, at office, this 8 day of June, 1998.

Nancy M. Snodgrass
NOTARY PUBLIC

My Commission Expires: _____

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LEE SYNNOTT, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at NASHVILLE, Tennessee, this 5th day of JUNE, 1998.

Leslie June Clayton
NOTARY PUBLIC

My Commission Expires: 3/23/02

STATE OF Michigan)
COUNTY OF Kent)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, W. THOMAS BOOTHE, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

MICHIGAN ~~Tennessee~~ WITNESS my hand and official seal at GRAND RAPIDS, this 5th day of June, 1998.

Julie S. Kuyt
NOTARY PUBLIC

My Commission Expires: _____

JULIE S. KUYT
Notary Public Kent County, MI
My Commission Expires Aug. 22, 1999

STATE OF Tennessee)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROBERT B. GESSLER, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this 8 day of June, 1998.

Nancy M. Snodgrass
NOTARY PUBLIC

My Commission Expires: _____

EXHIBIT "A"

BOOK 10969 PG 893

Land in Davidson County, Tennessee, being Units B-4, B-9, and F-1 on the Plan of Harding Place Condominium, as shown on plat of record in Plat Book 5200, page 571, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to BGS Properties, Inc., by deed of record in Book 6105, page 11 (as to Unit B-4), Book 6105, page 51 (as to Unit B-9), and Book 6105, page 531 (as to Unit F-1), Register's Office for Davidson County, Tennessee.

0448305

IDENTIFICATION REFERENCE

98 JUN -9 PM 3:19

[illegible] REGISTER
DAVIDSON COUNTY, TN.

9363 06/09 0101 03CHECK 224.50

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10969 PG 894

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 55000.00
CON TX 203.50
PRFEE 1.00
WDEED 20.00
TOTAL 224.50
CHECK 224.50

06/09/98 01 15:18 0001 8363

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0448305
IDENTIF. # REFERENCE

98 JUN -9 PM 3:19

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1301252