STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
23rd DAY OF July 19
Notary Public
MY COMMISSION EXPIRES: May 26, 2000
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
CASTLEMAN TITLE & ESCROW, INC., 213 A Ward Circle, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey Richfield (NAME)	same (NAME)	MAP (From 21)
6489 Clarksville Pike (Tract 2) (ADDRESS)	(ADDRESS)	PARCEL (From 61)
Joelton, Tennessee 37080 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, Anderson L. Mann and Diane F. Mann and M & M Cattle Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeffrey Richfield and Jodi S. Richfield husband and wife,

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:

Tract 2

Beginning at an iron pin set at the northeast corner of Tract 1, said point being in the south right-of-way of Clarksville Highway; thence along said right-of-way S 75 degrees 56' 14" E a distance of 50.00 feet to an iron pin set at the northwest corner of Tract 3; thence along the boundaries of Tract 3 as follows: S 14 deg. 35' 30" W a distance of 630.00 feet to an iron pin set; thence S 67 deg. 54' 30" E a distance of 320.00 feet to an iron pin set; thence S 07 deg. 55' 02" W a distance of 2,131.92 feet to an iron pin set in the north line of the Phila R. Hach property as recorded in Deed Book 10033, page 674, said Register's Office for Davidson County, Tennessee; thence along the north line of Hach N 58 deg. 02' 22" W a distance of 701.17 feet to an iron pin set at the southeast corner of Tract 1; thence along the east line of Tract 1 N 16 deg. 25' 51" E a distance of 1,687.27 feet to an iron pin set; thence N 14 deg. 35' 30" E a distance of 893.07 feet to the point of beginning; containing 24.50 acres, more or less.

Being a part of the same property conveyed to M & M Cattle Company, a Tennessee Partnership, being Anderson L. Mann, and Charles O. Mann, of record in Book 10149 page 727, Register's Office for Davidson County, tennessee; and

Beingpart of the same property conveyed to Anderson L. Mann and wife, Diane F. Mann by deed from Earl L. Mayo and wife, Evelyn Mayo, of record in Book 10149, page 363, Register's Offic for Davidson County, Tennessee; as more particularly described in a category III survey dated June 24, 1998, and prepared by Earl R. Mayo, R.L.S. Number 1339, described as Tract 2, 24.50 acres, more or less, which is of record in the Register's Office for Davidson County, Tennessee. ***

This is improved ( ) unimproved (x) property, known as 6489 Clarksville Pike (Tract 2), Joelton, Tennessee 37080
(House Number) (Street) (P.O. Address) (City or Town) (Postal 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; 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 23rd day of July 19 98

Anderson L. Mann

M & M Cattle Company

Diane F. Mann

M & M Cattle Company

BOOK 11059 PAGE 186

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Anderson L. Mann and Diane F. Mann and M & M Cattle Company

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. Witness my hand and official seal at Brentwood, Tennessee, this 23rd day of July, 19 98

Commission expires May 8, 2000

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

***

This conveyance is subject to taxes for 1998 and subsequent years, a lien, but not yet due and payable; subject to a 40-foot easement for Nashville Gas Company; subject to the following restrictions until the death of Earl L. Mayo and wife, Evelyn Mayo, according to the will of Mai Belle Fentress, of record in the Davidson County Probate Court Clerk's Office:
There will be no trailers or mobil homes placed on the property; no junk vehicles or any vehicle not operable for more than 30 days are not allowed on the property. ***

0472997
IDENTIF. & REFERENCE
98 AUG 10 PM 1:52
DAVIDSON COUNTY, TN.
PICK-UP
#869 08/10 0101 03CHECK 473.50

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

RECEIVED OF _____

FOR _____

BOOK 11059 PAGE 187

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
125000.00
CON TX 462.50
PRFEE 1.00
WDEED 8.00
CFEE 2.00
TOTAL 473.50
CHECK 473.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4845

0472997
IDENTIF. & REFERENCE

98 AUG 10 PM 1:52

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

No. 1