BOOK 11059 PAGE 191

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ [illegible]

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE
23rd DAY OF July 19 98

Notary Public

MY COMMISSION EXPIRES: May 28, 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 3) (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, 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 3

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 Book 6137, page 915, Register's Office Davidson County, Tennessee, thence along the west line of Hooberry S 11 deg. 20' 54" W (passing an iron pin found at 3.00 feet) a total distance of 330.44 feet to a concrete marker found; thence along the south line of Hooberry S 74 deg. 26' 09" E a distance of 139.00 feet to an iron pin found at the southwest corner of the Dale A Fredrickson property as recorded in Deed Book 8180, page 857, said Register's Office; thence along the south line of Frederickson and the Denton Binkley property as recorded in Deed Book 2592, page 063, said Register's Office, S 77 deg. 36' 18" E a distance of 569.02 feet to an iron pin found in the west line of the Dora L. Felts property as recorded in Book 8300, page 385, said Register's Office; thence along the west line of Felts and the Steven P. Waters property as recorded in Book 9637, page 617, said Register's Office, S 06 deg. 00' 38" W a distance of 835.35 feet to an iron pin found at the northwest corner of the Clarksville Investors Trust property as recorded in Book 9949, page 0012, said Register's Office; thence along the west line of Clarksville Investors Trust S 05 deg. 19' 44" W a distance of 1,380.49 feet to an iron pin found; thence S 04 deg. 51' 09" W (passing an iron pin found at 284.80 feet) a total distance of 337.06 feet to a point in a creek, said point being in the north line of the Timothy E. Moore and P. M. Sutton property as recorded in Deed 10605, page 036, said Register's Office, thence along said creek and the

CONTINUED

unimproved (X)
This is improved property, known as 6489 Clarksville Pike (Tract 3), 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

M & M Cattle Company
By: [signature]
Anderson F. Mann, General Partner

By: [signature]
Charles O. Mann, General Partner

LEGAL DESCRIPTION CONTINUATION

north line of Moore and Sutton S 73 deg. 08' 30" W a distance of 148.74 feet to a point; thence N 69 deg. 28' 06" W a distance of 101.95' to a point; thence S 31 deg. 55' 56" W a distance of 188.11 feet to a point, said point being a corner of the Phila R. Hach property as record in Book 10033, page 674, said Register's Office; thence leaving said creek along a line of Hach, N 37 deg. 06' 02" W (passing iron pins found at 23.89 feet and 76.57 feet) a total distance of 89.88 feet to a point in a creek; thence along said creek N 17 deg. 35' 14" E a distance of 115.85 feet to a point; thence N 07 deg. 03' 08" W a distance of 12.59 feet to a point thence leaving said creek N 58 deg. 02' 22" W (passing an iron pin found at 20.72 feet) a total distance of 349.29 feet to an iron pin set at the southeast corner of tract 2; thence along the lines of Tract 2 as follows: N 07 deg. 55' 02" E a distance of 2,131.92 feet to an iron pin set; thence N 67 deg. 54' 30 " W a distance of 320.00 feet to an iron pin set; thence N 14 deg. 35' 30" E a distance of 630.00 feet to an iron pin set in the south right-of-way of Clarksville Highway; thence along said right-of-way S 75 deg. 56' 14" E a distance of 121.77 feet to the point of beginning; containing 40.00 acres, more or less.

Being a part of the same property conveyed to M & M Cattle Company, a Tennessee Partnership, with Anderson L. Mann and Charles O. Mann, Partners, of record in Book 10149, page 363, Registers Office for Davidson County, Tennessee, and as more particularly described in a survey, category III, dated June 24, 1998, by Earl R. Mayo, R. L. S. Number 1339, and described as Tract 3, Being 40 acres more or less, of record in the Register's office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1998 and subsequent years, restrictions and easements of record. Also subject to a recorded easement for the Nashville Gas Company, a family graveyard on the property, and restrictions due from the will of Mai Belle Fentress, of record in the Probate Court Clerk's Office for Davidson County, Tennessee, which indicates that until the death of Earl L. Mayo, and Evelyn Mayo, no trailors or mobil homes shall be placed on the property, and no junk cars or vehicles not operating for more than 30 days shall be on the property.

[illegible] 08/10 01:01 03CHECK 755.00

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 M & M Cattle Company, Anderson L. Mann and Charles O. Mann, partners

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 28, 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 _____.

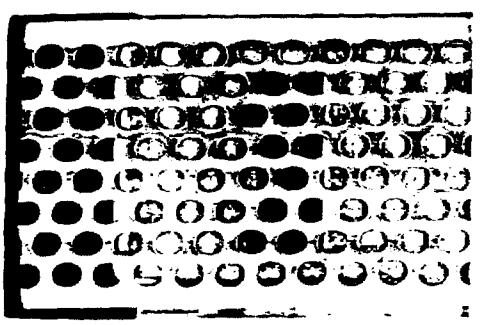
Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

My commission expires _____

_____
Notary Public

0472999
IDENTIF. & REFERENCE
98 AUG 10 PM 1:53

PICK-UP



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

RECEIVED OF _____

FOR _____

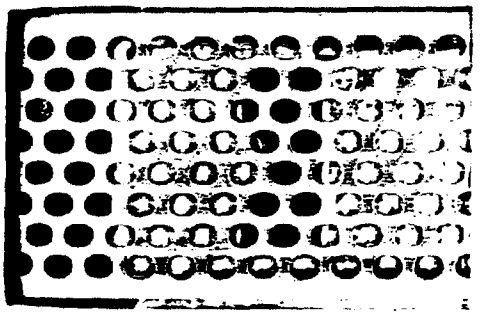
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARR..NTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
200000.00
CON TX 740.00
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 755.00
CHECK 755.00
08/10/98 01 13:54 0001 4871

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0472999
IDENTIF. ↑ REFERENCE

98 AUG 10 PM 1:53

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1[illegible]37