THIS INSTRUMENT PREPARED BY:

Lincoln Title & Escrow
5214 Maryland Way, Suite 305
Brentwood, Tennessee 37027

BOOK 11426 PG. 311

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Eric Glasser, Secretary of M and G Holding LLC, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mark Chestnut, unmarried, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

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 the southwest corner of Mary Edith Smith of record in Deed Book 8017, page 196, Register's Office for Davidson County, Tennessee, and the southeast corner of herein described tract:

THENCE, with said margin of Charlotte Pike, S53 degrees 40'00" W, 64.66 feet to a ponit: thence, leaving said margin, N03 degrees 01'00"E, 595.18 feet to a ponit; thence N89 deg. 00'00"W, 178.90 feet to a ponit; thence N03 deg. 01'00" E, 859.60 feet to a ponit; thence S89 deg. 00'00"E, 228.93 feet to a pint in the west line of aforementioned Smith; thence, with Smith's west line, S03 degrees 01'00" W, 1415.55 feet to the point of beginning, containing 225,444 square feet or 5.18 acres, more or less.

BEING a portion of the property conveyed to M and G Holding, LLC by deed from Frank O. Bates and Mattie Lou Resha, of record in Book 19512, page 892, Register's Office for Davidson County, Tennessee.

Map 127, Parcel 12 (portion)

This is unimproved property, known as Lot 1, Charlotte Pike, Nashville, Tennessee 37221.

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 I do covenant with the said Grantee that I am 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 Grantees, his heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 25th day of March, 1999.

M and G HOLDING, LLC

By _____
ERIC GLASSER, Secretary

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 Eric Glasser, Secretary of M and G Holding, LLC, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 25th day of March, 1999.

_____
NOTARY PUBLIC
My Commission Expires: 7/21/02

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

The actual consideration or value, whichever ~~is~~ greater, for this transfer, is $60,000.00.

_____
AFFIANT

Sworn to and subscribed before me this
25th day of March, 1999

_____
NOTARY PUBLIC
My Commission Expires: 7/21/02

SEND DEED TO:

LINCOLN TITLE & ESCROW
5214 Maryland Way Ste 305
Brentwood TN 37027

SEND TAX NOTICES TO:

MARK CHESTNUT
6820 Highway 70 So., Apt. 214
Nashville TN 37221

0722 04/09/99 0101 03CHECK 233.00

99 APR -9 PM 2:54

RECEIVED FOR RECORD
WILLIAMSON COUNTY, TN

CROSS REFERENCE

0572544

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK **11426** PG. **313**

05725444

INSTRUMENT REFERENCE

99 APR -9 PM 2:54

RECEIVED AND RECORDED IN OFFICIAL RECORDS OF DAVIDSON COUNTY, TN.

CAMT	60000.00
CON TX	222.00
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	233.00
CHECK	233.00

04/09/99 01 14:56 0001 0722

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1449716