37
65

BOOK 11509 PG. 92

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MPACT CONSTRUCTION GROUP, LLC 3212 West End Avenue Suite 202 Nashville, TN 37213	132-7-62	Same
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC -BW 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, YOUNG EQUITIES, INC., A Tennessee corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to MPACT CONSTRUCTION GROUP, LLC (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the Plan of Southmeade of record in Book 1835, page 118 and 119, Register's Office for Davidson County, Tennessee.

3. Easement of record in Book 2088, page 19, Register's Office for Davidson County, Tennessee.

4. Restrictive Covenants contained in instrument of record in Book 2044, page 31, amended in Book 2046, page 541, Register' s Office for Davidson County, Tennessee.

5. Agreement for Dedication of Easement for sanitary sewers and/or storm drainage of record in Book 7536, page 36, Register's Office for Davidson County, Tennessee.

This is improved property located at 4318 Kenilwood Drive, Nashville, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $210,000.00.

Darell Crawford
Affiant

Subscribed and sworn to before me this 2nd day of June, 1999.

Lee Ellis Smith
Notary Public
My Commission Expires: 9-29-2001

LEE ELLIS SMITH NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

0565470.01
100477-000 06/02/1999

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantors covenant with the Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; that Grantors have a good right to convey the Property, and that the Property is unencumbered except as set forth hereinabove.

Grantors further covenant and bind themselves, their heir and assigns to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 2 day of June, 1999.

YOUNG EQUITIES, INC.

BY: G.C. Young Jr.

TITLE: Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Lee Ellis Smith the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared G.C. Young, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be President of **Young Equities, Inc.**, the within named bargainor, a corporation, and that (s)he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as President.

Witness my hand and seal, at office in Nashville, Tennessee, this the 2nd day of June, 1999.

Lee Ellis Smith
NOTARY PUBLIC
My Commission Expires: 9.29.2001

LEE ELLIS SMITH NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

Being Lot No. 67 on the Plan of Southmeade, as of record in Book 1835, pages 118 and 119, Register's Office for said County.

Said Lot No. 67 fronts 148.2 feet on the easterly side of Kenilwood Drive and runs back between lines, 293.1 feet on the northerly line, and 284.8 feet on the southerly line to a dead line in the rear on which it measures 169.8 feet thereon.

Being the same property conveyed to YOUNG EQUITIES, INC. by deed from MERRILL M. MILLER, SINGLE, of record in Book 7093, page 789, Register's Office for Davidson County, Tennessee, and Correction Deed from MERRILL M. MILLER of record in Book 7537, page 466, said Register's Office.

0595021
IDEN. # REFERENCE
99 JUN -3 PM 1:04
REGISTER
COUNTY, TN.
4588 04/04 0101 03CHECK 792.00

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

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0595021

ELECTRONIC REFERENCE

99 JUN -3 PM 1:04

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	210000.00
CON TX	777.00
PRFEE	1.00
TDEED	12.00
ERR CO	
TDEED	12.00-
WDEED	12.00
CFEE	2.00
TOTAL	792.00
CHECK	792.00

06/03/99 01 13:07 0001 4588

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1469102