WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 156,650.00

Bettie H. Kinnard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF August 1999

NOTARY PUBLIC
Notary Public

MY COMMISSION EXPIRES: 7-27-2002
(AFFIX SEAL)

JUDITH ANN HEAD NOTARY PUBLIC DAVIDSON CO. TENN. LARGE

THIS INSTRUMENT WAS PREPARED BY
SETCO, 5120 Virginia Way, Suite C22, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McEwen Development, LLC (NAME)	McEwen Development, LLC (NAME)	172-37.00
1524 Fernwood Drive (ADDRESS)	New Owner (ADDRESS)	
Brentwood, TN 37027 (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, Bettie H. Kinnard, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO McEwen Development, LLC

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:

Being a certain tract of land in the Sixth Civil District of Davidson County, Tennessee, known as the James, Jr. and Bettie H. Kinnard property (Deed Book 7503, Page 535). Bounded on the north by White, East by Gallant, Trice, Glenn and Crite, south by McKinnon, Vasquez and Mt. Pisgah Road, and west by White and being more particularly described as follows:

Commencing at an iron pin (old), in the north margin of Mt. Pisgah Road, (North), said pin being approximately 3,162 feet east of the centerline of Edmondson Pike, pin also being the southeast corner of the Charles White, Charles Henry White and David Alexander White property (Deed Book 6606, Page 998) and the southwest corner of the Robert D. Vasquez property (Deed Book) 9934, Page 576);

Thence, with the east line of White, N 04 degs. 45 mins. 18 secs. E 97.79 feet, to an iron pin (old), to the true point of beginning;

Thence, continuing with the east line of White, N 04 deg. 56 mins. 01 secs. E 439.00 feet to an iron pin (new) at a southwest corner of the Charles White property (Deed Book 10689, Page 70);

CONTINUED

unimproved (X)
This is improved ( ) property, known as 4.82 acres on Mt Pisgah Road, Nashville, Tennessee 37027
(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 my hand this 3rd day of August 1999

Bettie H. Kinnard
Bettie H. Kinnard

03/05 01:01 02CHECK 594.61

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Bettie H. Kinnard, the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 3rd day of August 1999.

Commission expires 1-32-2002

JULIE N. READ NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ 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 _____ .

My commission expires _____

_____
Notary Public

06 20593
IDENTIFICATION F. 4 REFERENCE
99 AUG -5 AM 8:31
REGISTER
DAVIDSON COUNTY, TN.

LEGAL DESCRIPTION CONTINUATION

Thence, with the south line of White, S 80 degs. 13 mins. 00 secs. E 495.70 feet to an iron pin (old) in the west line of Ralph E. and Deborah Gallant (Deed Book 5794, page 256);

Thence, with the west line of Gallant, S 03 degs. 37 mins. 56 secs. W 83.59 feet to an iron pin (old) at the northwest corner of Margaret Trice property (Deed Book 2300, Page 57);

Thence, with the west lines of Trice, Augusta Glenn (Deed Book 2300, Page 57), Eugene and Gladys Glenn Crite (Deed Book 3279, Page 306), S 04 degs. 08 mins. 47 secs. W 322.09 feet to an iron pin (new) at the northeast corner of Walter Lee McKinnon property (Deed Book 8158, Page 319);

Thence, with the north lines of McKinnon and the aforementioned Vasquez, N 84 degs. 05 mins. 21 secs. W 500.32 feet to the POINT OF BEGINNING and containing 4.82 acres more or less according to a suvey by Jerry Swords, Jr., RLS #1806 of S & A Surveying, Inc., 3639 Cairo Bend Road, Lebanon, TN dated May 7, 1999.

Being the same property conveyed to Violet Watson by deed from Jane Watson of record in Book 42, Page 256, Register's Office for Davidson County, Tennessee. By deeds of record in Book 7212, Page 548, Book 7503, Page 533 and in Book 7503, Page 535, said Register's Office, Heirs at Law of Violet Watson conveyed their interests in the subject property to James Kinnard, Jr. and wife, Bettie H. Kinnard. The said Bettie H. Kinnard and Hazel B. Kinnard are one and the same person. By Quitclaim Deed of even date being recorded simultaneously herewith, the Devisees of Lucile Ernestine Booker Green, the widow and Devisee of Washintgon Green who was an Heir at Law of Violet Watson, conveyed their interest in subject property to Betty H. Kinnard, unmarried.

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

0620593

IDENTIF. ↑ REFERENCE

99 AUG -5 AM 8:31

REGISTER
DAVIDSON COUNTY, TN.

BOOK 11606 PAGE 854

CAMT	
	156650.00
CON TX	579.61
PRFEE	1.00
TDEED	12.00
CFEE	2.00
ERR CO	
CFEE	2.00-
VOID	
TDEED	12.00-
WDEED	12.00
CFEE	2.00
TOTAL	594.61
CHECK	594.61

08/05/99 01 08:38 0001 2111

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1500315