WARRANTY DEED

BOOK 11733 PAGE 329

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 125,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9/23/00
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

EAST END TITLE & ESCROW, INC., 405 TWO MILE PIKE, SUITE C, GOODLETTSVILLE, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GARY SAGASER (NAME)	Same (NAME)	MAP 71-14
2305 Allison Lane (ADDRESS)	(NAME)	PARCELS 97.00
Springfield, TN 37172 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	98.00 & 99.00

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, RCC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO GARY SAGASER

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 I: Being a part of the Old Toll Gate Lot as follows: BEGINNING on the northerly margin of Whites Creek Pike at a point 350 feet east of the easterly margin of Weakley Avenue, said point being the southeast corner of the property conveyed to Walter Mims and wife, by deed from American National Bank, of record in Book 981, page 353, Register's Office for Davidson County, Tennessee; thence northwardly and parallel with the easterly line of said Mims Property, 153 feet, more or less to the southerly margin of an alley; thence with said alley, North 89 1/2 deg. West 8 feet, more or less to a turn in said alley continuing with the southerly margin of said alley, westwardly 47 1/2 feet, more or less to the southeast corner of said Mims property; thence with the easterly line of said Mims property, southwardly 150 feet to the northerly margin of Whites Creek Pike; thence along the northerly margin in an easterly direction 54 feet, more or less, to the point of beginning. There is included in the above description but excluded from this conveyance that part of said property used for roadway.

TRACT II: Being part of Old Toll Gate Lot described according to a survey by Z. J. Wilkinson, Surveyor, July 7, 1944, and a survey by Z. J. Wilkinson, Surveyor, July 15, 1946, as follows: BEGINNING in the northerly margin of Whites Creek Pike at the southeast corner of the property conveyed to David Earps by deed from W. H. Pilkerton and wife, of record in Book 1290, page 342, Register's Office for said County; thence with the northerly margin of said Pike, south 61 deg. 39 min. east 37.5 feet to a fence line; thence northeasterly with said fence line and parallel to Earps easterly line 167 feet, more or less, to the southerly margin of an alley; thence north 85 deg. 30 min. west 40.5 feet, more or less, to a stake in the northeast corner of said Earps property; thence with said Earps easterly line, south 80 de. 30

CONTINUED

unimproved ( )
This is improved (X) property, known as 1319, 1321 & 1323 BAPTIST WORLD CENTER DRIVE, NASHVILLE, TN 37207
(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 November, 1999

RCC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY
By:
R. COLE CALLIGAN, CHIEF MANAGER
R. Cole Calligan

01 DEC 31 PM 1:37
CHECK
474.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

LEGAL DESCRIPTION CONTINUATION

min. west 150 feet to the beginning.

TRACT III: Being part of Old Toll Gate Lot described according to a survey by Z. J. Wilkinson, Surveyor, July 7, 1944, as follows: BEGINNING on the northerly margin of Whites Creek Pike at a point 47 feet east of the southeast corner of the property conveyed to David Earps by deed from W. H. Pilkerton and wife, of record in Book 1290, page 342, Register's Office for said County; thence with the northerly margin of said Pike, south 59 deg. east 40 feet to a point 40 feet west of the westerly margin of an alley, being the southwest corner of the property conveyed to Clarence Lee Hunter and wife, by deed from Velma Lee Tippie, of record in Book 1367, page 278, in said Register's Office, thence with the westerly line of said Hunter property, northwardly 196 feet, being 20 feet west of the westerly margin of the first mentioned alley; thence with the southerly margin of the last mentioned northeast corner of said Earps property in a westerly direction 40 feet, more or less, to a point; thence southwardly 175 feet, more or less, to the beginning.

Being the same property conveyed to GARY SAGASER, by deed from RCC, LLC, A TENNESSEE LIMITED LIABILITY, which is recorded simultaneously herewith.

Being the same property conveyed to RCC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY, by Deed of record in Book 11664, page 33, Register's Office for Davidson County, Tennessee, and further by Deed of Correction which is recorded simultaneously herewith.

RCC, LLC, A TENNESSEE LIMITED LIABILITY COMPANY

BY: _____

R. COLE CALLIGAN, CHIEF MANAGER

06 054600
RECEIVED
1999 JUN -5 AM 8:42
BUSTEN
CLTY. TN.

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____.

Commission expires _____ _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared R. COLE CALLIGAN

XXXd _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the CHIEF MANAGER

XXXX _____ XXXXXXXXly of the RCC, LLC, A TENNESSEE LIMITED LIABILITY CO. the within named bargainor, and corporation, and that he as such CHIEF MANAGER

XXXd _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said R. COLE CALLIGAN as such CHIEF MANAGER XXXXXXXX

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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CAMT	125000.00
CON TX	462.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	477.50
CHECK	477.50

11/05/99 01 08:43 0001 8312

0654600

REFERENCE

99 NOV -5 AM 8:43

REGISTER
DAV. TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1536044