B0462

This instrument prepared by:
SHERRARD & ROE, PLC (JHR)
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 11756 PAGE 878

WARRANTY DEED

Address New Owner(s):
Mr. Ben R. Betty, III
c/o Betty Machine Co.
324 Freehill Road
Hendersonville, TN 37075

Send Tax Bills To:
Same

Map/Parcel Nos.
Map 130-1, Parcel 115

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, McNeel Properties, LLC, a South Carolina limited liability company (hereinafter referred to as the "Grantor"), does hereby, transfer and convey unto Ann Webb Betty an undivided 25.25 percentage interest, to Virginia Dobson Betty an undivided 25.25 percentage interest, and to Ben R. Betty, III and wife, Nancy ~~Webb~~ ~~Dobson~~ Betty an undivided 49.50 percent interest (the foregoing persons being hereinafter collectively referred to as the "Grantees"), in certain real estate being a tract or parcel of land in the County of Davidson, State of Tennessee (hereinafter referred to as the "Property"), and more particularly described as follows:

B B III
(NDB)

5159 11/24 0101 03CHECK 4574.61

See Exhibit "A" attached.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, and the Grantees' heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and that the same is unencumbered, except for those Permitted Exceptions set forth on Exhibit "B". Excepting only the Permitted Exceptions, Grantor further covenants and binds itself, and its heirs, successors and assigns, to warrant and forever defend the title to the Property to the Grantees and to the Grantees' heirs, successors, and assigns against the lawful claims of all persons whomsoever.

IN TESTIMONY WHEREOF, Grantor has caused this deed to be executed by its duly authorized officer, on the 22 of November, 1999.

MCNEEL PROPERTIES, LLC

By: _____
Walter M. Keenan, Jr., Member

99 NOV 24 PM 2:55
DAVIDSON COUNTY, TN.
REGISTER

9910616

192710.03 4466-0001

STATE OF SOUTH CAROLINA)
)
COUNTY OF RICHLAND)

Before me, Margaret M. Elkc, a Notary Public in and for the County and State aforesaid, personally appeared Walter M. Keenan, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is a Member of McNeel Properties, LLC, a South Carolina limited liability company (the "LLC"), the within named bargainor, and who further acknowledged that he, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the LLC by himself as Member.

WITNESS my hand and seal, at office in Columbia, South Carolina, this 22 day of November, 1999.

Notary Public

My Commission Expires:

6/19/2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer of property is $1,230,165.00 and no other monetary consideration.

Ben R. Beatty, III
AFFIANT

Sworn to and subscribed before me this 24th day of November, 1999.

Rita McGuire
Notary Public

My Commission Expires:

12-25-2000

EXHIBIT "A"

Land located in Davidson County, Tennessee and being Lots No. 7, 8, 9 and 10 of Block "Z" of the Second Revised Plan of Block "Y" and "Z" in the Highlands of Belle Meade No. II, of record in Book 1130, page 63, Register's Office for Davidson County, Tennessee to which Plan reference is hereby made for a more complete description thereof. And more particularly described based upon a survey prepared by Allen R. Trumbo, TN RLS No. 1127, Land Surveying Consultants, 202 Jefferson Pike, Smyrna, Tennessee 37167, dated 11-18-99, Job No. 99053.

Beginning at a P K Nail situated in the easterly margin of U.S. Highway 100, said point being 129.53 feet more or less south of the southeast curve return at the intersection of U.S. Highway 100 and Heady Drive, said point being the northwest corner of the property herein conveyed.

Thence, leaving said road, S 64 deg 23 min 27 sec E, a distance of 227.64 feet to a P K Nail in a 20-foot alley;

Thence, with said alley, S 25 deg 36 min 23 sec W, a distance of 104.19 feet to an iron rod;

Thence, S 29 deg 16 min 28 sec W a distance of 4.59 feet to an iron rod.

Thence, N 61 deg 51 min 27 sec W, a distance of 230.06 feet to a railroad spike in the easterly margin of Highway 100;

Thence, with said road and around a curve to the left having a central angle of 01 deg 29 min 47 sec, a radius of 3776.68 feet, a length of 98.63 feet, a tangent of 49.32 feet and a chord which bears N 27 deg 03 min 06 sec E for a distance of 98.63 feet to the point of beginning and containing 23717.260 square feet or 0.544 acres.

Being the same property conveyed to McNeel Properties, LLC by deed from W. E. Stephens, Jr. and J. Gregory Hardeman, Trustee of record in Book 11308, page 296, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Title Exceptions

1. Taxes for 1999 and subsequent years.

2. Subject to rights of tenants in possession, as tenants only.

3. All matters shown on the Plan of record in Plat Book 1130, page 63, RODC.

4. All matters shown on a survey and surveyor's report prepared by Allen Trumbo, TN RLS No. 1127, Land Surveying Consultants dated November 18,1999.

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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06610 16

IDENTIF. & REFERENCE

RECEIVED FOR REGISTER
DAVIDSON COUNTY, TN.
99 NOV 24 PM 2:55

		CAMT	1230165.00
		CON TX	4551.61
		PRFEE	1.00
		WDEED	20.00
		CFEE	2.00
		TOTAL	4574.61
		CHECK	4574.61
11/24/99	01	14:59 0001	5159

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1542790