This instrument was prepared by:
George R. Fusner, Jr.
Attorney-Mediator
Suite 200
221 Fourth Avenue North
Nashville, TN 37219

BOOK 11761 PAGE 453

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
MRP Equipment Company, LLC	To Owner	Map 151
479 Dick Buchanan Street		Parcel 214
LaVergne, TN 37086		

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $11,000.00 which amount is equal to, or greater than, the amount that the property or interest in property transferred would command at a fair and voluntary sale.

Constance Wisnoski
Affiant

Subscribed and sworn to before me, this 29th day of November _____, 1999.

Stephanie Leigh Hart
Notary Public

My Commission Expires: March 23, 2003

99 NOV 30 PM 1:45
HILL CARMAN JR. REGISTER
DAVIDSON COUNTY, TN.

06622221

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ROYAL PROPERTIES INCORPORATED**, a Tennessee corporation, hereinafter called the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto **MRP EQUIPMENT COMPANY, LLC**, a Tennessee limited liability company, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, (the "Property") as described on Exhibit A, attached hereto and incorporated herein by reference.

This is unimproved property.

This conveyance is subject to all subdivision restrictions, building lines and easements of record including without limitation those instruments and items shown on Exhibit B, attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD said Property, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as herein set out on Exhibit B; and Grantor does further covenant and bind itself, its successors, assigns, and

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59.70

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

representatives, to warrant and forever defend the title to said Property to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS its hand this 29th day of November, 1999.

GRANTOR

ROYAL PROPERTIES INCORPORATED
A Tennessee Corporation

By: Constance Wesnofske
Constance Wesnofske
Its: Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned notary public, appeared Constance Wesnofske, to me personally known, who, being by me duly sworn, did say that she is Secretary of Royal Properties Incorporated, a Tennessee corporation, and that the instrument was signed on behalf of Royal Properties Incorporated, for the purposes therein contained, and Constance Wesnofske, acknowledged the instrument to be the free act and deed of Royal Properties Incorporated.

Witness my hand and seal, this 29th day of November, 1999.

My Commission Expires: March 23, 2003 Stephanie Leigh Hart
Notary Public

NOTARY PUBLIC AT LARGE

EXHIBIT A
TO
WARRANTY DEED
BY AND BETWEEN
ROYAL PROPERTIES INCORPORATED
AND
MBP EQUIPMENT COMPANY, LLC

PROPERTY CONVEYED

Land in Davidson County, Tennessee and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated July 13, 1993 and known as Job No: 931091 more particularly described as follows:

Beginning at a point in the center of a 50 foot joint use ingress-egress and utility easement, said point of beginning being the Southeast corner of the herein described tract and also being 2,260.19 feet northerly as measured along the centerline of said 50 foot easement from the northerly margin of Pettus Road; thence leaving the centerline of said 50 foot joint use ingress-egress and utility easement and with the line of Tract No. 14 of the J. D. Stevens Pettus Road division North 85 degrees 18 minutes 47 seconds West passing a steel fence post at 25.00 feet in all 1100.00 feet to an iron pin; thence North 04 degrees 4 minutes 13 seconds East 102.30 feet to an iron pin; thence with the line of Tract 12 of the said J.D. Stevens Pettus Road division North 76 degrees 38 minutes 54 seconds East 315.51 feet to an iron pin; thence South 88 degrees 03 minutes 57 seconds East passing a steel fence post at 775.92 feet in all 800.92 feet to an iron pin in the center of the said 50 foot joint use ingress-egress and utility easement; thence with the centerline of said easement South 04 degrees 41 minutes 13 seconds West 238.47 feet to the point of beginning, containing 5.07 acres more or less.

Being the same property conveyed to Royal Properties Incorporated by Installment Deed of J.D. Stevens, Trustee of record in Book 9518, Page 422 Registers Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
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EXHIBIT B
TO
WARRANTY DEED BY AND BETWEEN
ROYAL PROPERTIES INCORPORATED
AND
MRP EQUIPMENT COMPANY, LLC

EXCEPTIONS TO TITLE

1. All applicable local governments planning, building and zoning regulations.

2. Easement for electric power lines of record in Book 4422, page 649, RODCT.

3. Restrictive Covenants contained in instruments of record in Book 5359, page 345, Book 7408, page 420 Book 9518, Page 422 RODCT.

4. Greenbelt Assessment of record in Book 8848, page 387 and Book 8848, page 388 RODCT.

5. All matters according to the unrecorded plat prepared by J. Bruce Rainey, Tennessee No. 823, of Bruce Rainey & Associates, dated July 13, 1993, revised May 19, 1994.

6. All matters according to the unrecorded Drawing No. L-35485 of Nashville Electric Service.

7. A 50-foot joint use ingress/egress and utility easement running generally along the easterly property line.

8. A 10 foot utility easement immediately adjacent to and west of the said 50 foot joint use ingress/egress utility easement.

9. A Private Road and Utility Easement and Maintenance Agreement of record in Book 9518, page 526 and Book 9518, page 431 RODCT.

10. T.V.A. transmission line easement, the centerline of which runs across a portion of the property.

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

0662221

IDENTIF. & REFERENCE

99 NOV 30 PM 1:45

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT	11000.00
CON TX	40.70
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	59.70
CHECK	59.70

11/30/99 01 13:45 0001 6469

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1544084