WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/11/00 09:32 2pgs
Fees:11.00 Taxes:1387.50

20001011-0100836

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF October, 2000

JOHN GREGORY HARDEMAN NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE Exp.05/27/2004

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Premier Title & Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
McNeel Properties of Tennessee (NAME)	SAME (NAME)	MAP 171
1301 Gervais Street (ADDRESS)	(ADDRESS)	PARCEL 27
Columbia, SC 29211 (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, Family Enterprises, a Tennessee partnership

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO McNeel Properties of Tennessee, a South Carolina general partnership composed of Walter M. Keenan, Sr. and Walter M. Keenan, Jr.

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:

Land in Davidson County, Tennessee, being Lot No. 7 in Martha Marr's Subdivision of the Dodson Land at Brentwood, Tennessee of record in Plat Book 421, page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 7 fronts 138.2 feet on the northerly side of Church Street East (formerly Hardscuffle Road) and runs back between lines measuring 315 feet on the east and 312 feet on the west to a rear line measuring 138.2 feet, containing 1 acre, more or less.

Being the same property conveyed to Family Enterprises by deed from Wayne E. Buchanan, Jr. and wife, Suzanne Buchanan, of record in Book 10927, page 86, said Register's Office.

This conveyance is subject to (a) 2000 real property taxes which have been prorated and assumed by the grantor(s); and (b) all matters appearing on the plan of record in Book 421, page 33, said Register's Office.

unimproved ( )
This is improved (X) property, known as Church Street East, Brentwood, 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 our hand s this 10th day of October, 2000

Family Enterprises, a Tennessee partnership

By: Chander Kanal

Chander Kanal, Managing Partner

By: NM Advani

Nihal Advani, General Partner

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 Chander Kanal and Nihal Advani with whom I am personally acquainted and who upon their oath(s) acknowledged themselves to be the Managing Partner and General Partner respectively of the Family Enterprises the within named bargainor, and corporation, and that they as such Managing Partner and General Partner being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Chander Kanal as such Managing Partner, and attesting the same by the said Nihal Advani as such General Partner.

Witness my hand and official seal at office at Nashville, Tennessee on this the 10th day of October, 2000.

My commission expires _____

JOHN GREGORY HARDEMAN NOTARY PUBLIC AT LARGE DAVIDSON [redacted] TENNESSEE Exp.05/27/2001

_____
Notary Public