Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Wesley Neill and Benny Neill 325 Neill Cemetery Road Savannah, TN 38372	Same as Owner	Map 75-10 Parcel 212

This instrument prepared by: David B. Gray Hix & Gray, PLC
315 Deaderick Street, Suite 1620 AmSouth Center, Nashville, TN 37238

Davidson County DEEDWARR
Recvd: 06/06/01 16:33 4pgs
Fees:19.00 Taxes:1665.00
20010606-0059529

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Connolly Investments, Inc. ("Grantor") has bargained and sold, and hereby transfers and conveys to Wesley Neill and Benny Neill (collectively "Grantee"), as tenants in common with ownership interests of 50% and 50%, respectively, and their respective heirs and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

2. All matters as shown on the Plan of record in Book 6900, page 3, and as revised in Book 6900, page 237, Register's Office for Davidson County, Tennessee.

3. Restrictive covenants contained in an instrument of record in Book 7748, page 753, Register's Office for Davidson County, Tennessee.

4. Easement Agreement for perpetual and non-exclusive ten (10) foot easement for maintaining an existing 1-1/4 inch water line and water meter, of record in Book 8268, page 952, Register's Office for Davidson County, Tennessee.

5. Easement granted to the State of Tennessee for drainage facility and temporary construction easement as set out in Book 6389, page 299, Register's Office for Davidson County, Tennessee.

6. Easement as set out in Book 1272, page 504, Register's Office for Davidson County, Tennessee.

7. Permanent and perpetual easement to Metropolitan Government acting by and through the Electric Power Board of record in Book 3922, page 472, Register's Office for Davidson County, Tennessee.

8. Permanent and perpetual easement to Metropolitan Government acting by and through the Electric Power Board, of record in Book 3930, page 499, Register's Office for Davidson County, Tennessee.

9. A 20 foot permanent easement located off Old Hickory Boulevard to Davidson County, Tennessee, of record in Book 5003, page 299, Register's Office for Davidson County, Tennessee.

10. Three 5-foot by 25-foot anchor easements along the easterly margin of the Louisville and Nashville Railroad acquired by the Metropolitan Government acting by and through the Electric Power Board, by decree in Docket No. C-2560, 3rd Circuit Court, Davidson County, Tennessee, as referenced in Book 6778, page 799, Register's Office for Davidson County, Tennessee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

This is improved property, known as 4121 Lebanon Road, Hermitage, TN 37076.

EXECUTED this 6th day of June, 2001.

CONNOLLY INVESTMENTS, INC., Grantor

By: _____

Title: President

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public of the State and County aforesaid, personally appeared Mark L. Connolly, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be President of Connolly Investments, Inc., the within named bargainor, a Tennessee corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as president.

WITNESS my hand and seal, this 6th day of June, 2001.

NOTARY PUBLIC

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: 1/31/04

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

AFFIANT

Subscribed and sworn to before me this 6th day of June, 2001.

NOTARY PUBLIC

DAVID B. GRAY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:

1/31/04

c:\Karen\ConnollytoNeill\WarrantyDeed

EXHIBIT A

A tract of land located in the 1st Civil District of Davidson County, Tennessee, being Tract 4 of the First Revision, A Planned Unit Development, Wal-Mart Center as recorded in Plat Book 6900, page 237, together with joint access easement as shown on said Plat; and more particularly described as follows:

Beginning at a spike being a corner of Tract 6, Wal-Mart Retail Trust and in the East margin of public utility and joint access easement, and also being the Northwest corner of herein described tract; thence with Tract 6, Wal-Mart Retail Trust with the following bearings and distances: South 55 deg. 28 min. 45 sec. East 188.05 feet to an iron pin, South 19 deg. 10 min. 26 sec. East 138.79 feet to an iron pin, North 72 deg. 21 min. 32 sec. West 95.00 feet to an iron pin, North 84 deg. 25 min. West 127.00 feet to an iron pin; thence with Tract 6, Wal-Mart Retail Trust and the East margin of public utility and joint access easement North 05 deg. 35 min. East 26.00 feet to an iron pin; thence with same North 84 deg. 25 min. West 8.00 feet to a spike; thence with same North 05 deg. 35 min. East 77.00 feet to a spike; thence with same North 08 deg. 45 min. East 94.32 feet to the point of beginning containing 0.665 acres by survey of James D. Webb, Tennessee Registered Land Surveyor No. 596, Maury County, Columbia, Tennessee, dated September 13, 1994.

Being the same property conveyed to Connolly Investments, Inc. by Warranty Deed of record in Book 10942, Page 179, Register's Office for Davidson County, Tennessee.