Davidson County DEEDWARR
Recvd: 12/11/02 08:42 2pgs
Fees:13.00 Taxes:183.34
20021211-0152505

ADDRESS NEW OWNER and
SEND TAX BILLS:
KEVIN P. MEEHAN
8800 Old Hardin Pike
Franklin TN 37064

This instrument prepared by:
TIMOTHY D. FERGUSON
Attorney at Law
365 West Main Street
Hendersonville, Tennessee

MAP PARCEL NUMBER:
127 - 288

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of FORTY NINE THOUSAND FIVE HUNDRED FIFTY DOLLARS AND NINETY SIX ($49,550.96) CENTS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, M & G HOLDING, LLC, hereinafter called GRANTOR, has this day bargained and sold and by these presents transfers and conveys to KEVIN P. MEEHAN, hereinafter called GRANTEE, his heirs, successors and assigns forever, the following described property, to wit:

Being a parcel of land in the Second Civil District of Nashville, Davidson County, Tennessee, located on the northerly margin of Charlotte Pike (Highway 70N) East of Charlotte Pike's intersection with Memphis-Bristol Highway and being more particularly described as follows:

Beginning at an iron pin in the northerly margin of Charlotte Pike, said pin being South 53 degrees 40 minutes 00 seconds West, 129.32 feet along said margin from the southwest corner of Mary Edith Smith of record in Deed Book 8017, Page 196, Register's Office for Davidson County, Tennessee. Thence, with said margin, South 53 degrees 40 minutes 00 seconds West, 15.00 feet to a point; thence, with a curve concave to the north having a central angle of 00 degrees 59 minutes 29 seconds, a radius of 2825.00 feet and a chord of South 54 degrees 12 minutes 38 seconds West, 48.88 feet for an arc length of 48.88 feet to a point. Thence, leaving said margin, North 03 degrees 01 minute 00 seconds East, 424.99 feet to a point; thence, South 72 degrees 10 minutes 48 seconds West, 318.13 feet to a point in the east line of Mary K. Kirk, et al of record in Deed Book 10512, Page 786, Register's Office for Davidson County, Tennessee; thence with Kirk North 00 degrees 24 minutes 18 seconds West, 1010.01 feet to a point; thence, leaving Kirk's line, South 89 degrees 00 minutes 00 seconds East, 228.96 feet to a point; thence, South 03 degrees 01 minute 00 seconds West, 709.61 feet to a point; thence, South 89 degrees 00 minutes 00 seconds East, 178.90 feet to a point; thence, South 03 degrees 01 minute 00 seconds West, South 84.39 feet to the point of beginning, containing 254,384 square feet of 5.84 acres, more or less.

Being a part of the same property conveyed to M and G Holding, LLC by deed from Frank O. Bates and Mattie Lou Resha, dated June 30, 1997, recorded July 1, 1997, of record in Book 10512, Page 892, Register's Office for Davidson County, Tennessee.

Subject to all matters and restrictions of record.

This property is known as 8258 Charlotte Pike, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with appurtenances, estate, title and interest thereto belonging to GRANTEE, his heirs, successors and assigns, forever.

OLDHAM & FERGUSON
ATTORNEYS AT LAW
365 WEST MAIN STREET
HENDERSONVILLE, TN
37075
615-824-0989

GRANTOR covenants with GRANTEE that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it and that the said land is unencumbered except as herein provided.

GRANTOR further covenants and binds itself, its successors and assigns to warrant and defend the title to the said land to GRANTEE, his heirs, successors and assigns against the lawful claims of all persons whomsoever.

Executed on this 17th day of October, 2002.

M & G HOLDING, LLC

By: E. Glosser

Title: Chief Mgr

By: Sharon Meeks

Title: Sec / Treas

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Eric Glosser and Sharon Meeks with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be the Chief Manager / Sec. / Treasurer of M & G HOLDING, LLC, the within named bargainor, a limited liability company, and that he as such Chief Manager / Sec. / Treasurer, executed the foregoing instrument for the purposes therein contained, by signing the name of the limited liability company by himself as Chief Manager / Sec. / Treasurer

WITNESS my hand and seal at office this 17 day of October, 2002.

Robert Neill Milam, Jr.
NOTARY PUBLIC

My Commission Expires:
July 24, 2004

My Commission Expires
Robert Neill Milam, Jr.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $49,550.96.

AFFIANT

Subscribed to and sworn before me, this the 17 day of October, 2002.

Robert Neill Milam, Jr.
NOTARY PUBLIC

My Commission Expires:
July 24, 2004

My Commission Expires
Robert Neill Milam, Jr.

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