This document prepared by (and after recording return to):

Name: Douglas M. Kirk
Firm/Company: Norwood & Kirk, LLPc
Address: Suite 203
1912 21st Ave. South
City, State, Zip: Nashville, TN 37212
Phone: 615-383-9903

Davidson County DEEDWARR
Recvd: 02/18/03 13:29 4pgs
Fees:23.00 Taxes:282.13

20030218-0020887

--------Above This Line Reserved For Official Use Only----------

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, Kevin P. Meehan, an individual, ☒ married ☐ unmarried, hereinafter referred to as "Grantor", has this day bargained and sold, and by these presents does hereby transfer and convey unto Lester J. Becker and Christy J. Becker, ☒ married ☐ unmarried, as joint tenants with right of survivorship, hereinafter referred to together as "Grantees", the following lands and property, together with all improvements located thereon, lying in the County of Davidson, State of Tennessee, to-wit:

SEE ATTACHED EXHIBIT "A"

And having the street address in Davidson County of 8258 Charlotte Pike, Lot # 3, Nashville, TN 37221.

SUBJECT to all easements, rights-of-way, protective covenants and restrictions, including without limitation those set forth on the attached Exhibit "B", and mineral reservations of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with GRANTEES that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

The source of title in Grantor is by deed recorded in the office of the Register of Deeds of Davidson County, Tennessee in Instrument Number 20021211 0152505.

The property is unimproved.

Taxes for tax year 2003 shall be ☒ prorated between Grantor and Grantees as of the date selected by Grantor and Grantees, or ☐ paid by Grantees, or ☐ paid by Grantor.

Grantor does hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 76,250.00 which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

The property herein conveyed is not a part of the homestead of Grantor. Debora B. Meehan, wife of Grantor, joins in this conveyance for the specific purpose of conveying any right, title or interest she may have in said property by virtue of her marriage to Kevin P. Meehan.

WITNESS Grantor's and spouse's hands this the 14 day of February, 2003.

Grantor
Kevin P. Meehan

Spouse
Debora Lee Meehan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of February, 2003, before me personally appeared the above named grantor, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that such person executed the same as such person's free act and deed.

Notary Public
Printed Name:

Commission Expires:
1-30-2007

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14 day of February, 2003, before me personally appeared the above named spouse, to me known to be the person described in and who executed the foregoing instrument, and who acknowledged that such person executed the same as such person's free act and deed.

Notary Public
Printed Name:

Commission Expires:
1-30-2007

Grantor(s) Name, Address, phone:
Kevin P. Meehan
8800 Old Harding Pike
Franklin, TN 37064
615-662-4888

Grantee(s) Name, Address, phone:
Lester J. Becker and Christy J. Becker
1178 Petty Road
White Bluff, TN 37187
615-797-9164

SEND TAX STATEMENTS TO GRANTEES

Exhibit "A"

LOT 3

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 Grantor by deed from M and G Holding, LLC, of record in instrument no. 20021211 0152505, Register's Office for Davidson County, Tennessee.

Exhibit "B"

Any residence built upon the property must contain a minimum of 1,700 square feet of improved living area for a one story home and a minimum of 1,500 square feet on the first floor of a two story home. Said area does not include decks, patios, garages and/or carports.

Any residence must set back a minimum of 100 feet from the road and a minimum of 25 feet off side and rear lines.

Any detached garage, carport, utility building or barn must be built and located to the rear of the residence.

No trailer, mobile home, modular home, basement only, garage, or other out building shall at any time be used as a residence either temporary or permanently, nor shall any residence of a temporary character be permitted on said property.

No poultry or swine operations shall be carried on upon the property. No noxious or offensive trade or business of any kind shall be carried on upon the property, nor shall anything be done which may be or become an annoyance or nuisance to the neighborhood.

No abandoned and/or inoperable vehicles, junk or litter to be left outside a building; property must be kept in a neat and orderly way.

No illegal use of the property will be permitted.