PREPARED BY (AND RETURN TO):

RALPH W. MELLO
Attorney at Law
4515 Harding Road., Suite 315
Nashville, TN 37205
Ph. (615) 345-6000 - Fax. 345-6001

Davidson County DEEDWARR
Recvd: 05/04/06 14:18 3 pgs
Fees:18.00 Taxes:4477.00
20060504-0052155

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Magnolia Properties 3021 Owen Drive Antioch, TN 37013	Magnolia Properties 3021 Owen Drive Antioch, TN 37013

TAX MAP-PARCEL NUMBERS: **Part of Map** 183 **Parcel** 31

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Michael J. Nacarato, Jr. and wife, Teresa Nacarato**, hereinafter called the **Grantors**, have bargained and sold, and by these presents do hereby transfer and convey unto **Magnolia Properties**, a Tennessee general partnership, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee described in **EXHIBIT A** attached hereto subject to the following:

1. Matters shown on the Plan of record as Instrument No. 200009060087998 in the Register's Office for Davidson County, Tennessee.
2. Restrictive Covenants contained in instrument of record in Book 11222, page 524,Register's Office for Davidson County, Tennessee.
3. General or special taxes and assessments required to be paid in the year 2006 and subsequent years.

Description Reference: Described according to (or by reference to) Grantor's deed of record in Book 11222, page 524 Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Map 183, parcel 31 on the tax maps for Davidfson County, Tennessee.

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

GRANTORS COVENANT with the said Grantee that Grantors 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.

GRANTORS FURTHER COVENANT and bind Grantors, Grantors' heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 3rd day of May, 2006.

Michael J. Nacarato

Michael J. Nacarato, Jr.

Teresa Nacarato

Teresa Nacarato

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,210,000.00.

Affiant

Sworn to and subscribed before me this 3rd day of May 2006.

Notary Public

My commission expires: RALPH W. MELLO
Notary Public at Large
Williamson County, State of Tennessee
My Commission Expires May 17, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of May, 2006, before me the undersigned authority, personally appeared **Michael J. Nacarato, Jr.**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand, at office, this 3rd day of May, 2006.

Notary Public

My commission expires: RALPH W. MELLO
Notary Public at Large
Williamson County, State of Tennessee
My Commission Expires May 17, 2006

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 3rd day of May, 2006, before me the undersigned authority, personally appeared **Teresa Nacarato**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Witness my hand, at office, this 3rd day of May, 2006.

Notary Public

My commission expires: RALPH W. MELLO
Notary Public at Large
Williamson County, State of Tennessee
My Commission Expires May 17, 2006

EXHIBIT A

Land in Davidson County, Tennessee, being Lot 1, as shown on the map entitled Nacarato Subdivision, of record as Instrument No. 200009060087998, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Michael J. Nacarato, Jr. by deed from National Auto/Truckstops, Inc. of record in Book 11222, page 524, Register's Office for Davidson County, Tennessee.