This instrument was prepared by:

BOOK 4364 PAGE 348

PERCY WILKINS JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brentwood Center Realty	SAME	5D 41101
(NAME: Co., Inc.	(NAME:	
8502 Franklin Road		Map 162=01
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, Tennessee		Par 37
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	M. e.

WARRANTY DEED

For and in 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, S. A. HUDDLESTON AND BEATRICE McPHERSON, hereinafter called the Grantors, have bartained and sold and by these presents do transfer and convey unto BRENTWOOD CENTER REALTY COMPANY, INC., a one-half undivided interest, and J. H. McPHERSON, JR. AND WIFE, SARAH W. McPHERSON, a one-half undivided interest, the grantees to be tenants in common, hereinafter called Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

A TRACT of land lying in the 5th Civil District of Davidson County, Tennessee, described according to survey of James L. Murphy and Company, dated August 26, 1969:

BEGINNING at a point lying on the southerly margin of Tusculum Road, said point further described as being the northeasterly corner of a tract of land owned by A. L. Yarbro as of record in Book 3127, page 206, Register's Office for Davidson County, Tennessee, and the northwesterly corner of the herein described tract; thence, with the said southerly margin of Tusculum Road north 76°46' 44" east 20.00 feet to a point; thence North 13°13' 16" west 10.00 feet to a point in the southerly right-of-way of Tusculum Road; thence with said right-of-way of said road, north 76°46' 44" east 420.42 feet to a point, said point further described as being the northwest corner of a tract of land owned by M. J. Banniza as of record in Book 1344, page 74, Register's Office for Davidson County, Tennessee; thence leaving said southerly margin of Tusculum Road South 5° 58' 25" East 286.31 feet to a point, said point further described as being the southwest corner of the said Banniza Tract; thence with the south property line of the said Banniza Tract and the south property line of a tract owned by B. E. Caruthers as of record in Book 3434, page 93, Register's Office for Davidson County, Tennessee, north 81° 58' 08" East 285.73 feet to a point, said point further described as being the northeast corner of the herein described tract; thence with the westerly property line of the Addition to Southwood Subdivision as of record in Book 2900, page 65, Register's Office for Davidson County, Tennessee, south 3° 55' 29" West 676.21 feet to a point; thence continuing with said westerly property line of the said Addition to Southwood South 2°13'59" West 587.30 feet to a point. Said point further described as being the southeast corner of the herein described tract; thence with the northerly property line of Southwood Subdivision as of record in Book 2663, page 125, Register's Office for Davidson County, Tennessee, north 88°17' west 1,034.11 feet to a point, said point further described as being the southwest corner of the herein described tract; thence with the easterly property line of Bakwood Heights as of record in Book 2854, page 97, Register's Office for Davidson County, Tennessee, north 2° 24' 52" east 753.42 feet to a point, said point further described as being the southwest corner of the above mentioned A. L. Yarbro Tract; thence with the south property line of the said Yarbro Tract north 83° 59' 28" east 450.77 feet to a point, said point further described as being the southeast corner of the said Yarbro Tract; thence with the easterly property line of the said Yarbro Tract north 11°38' 28" West 576.79 feet to the southerly margin

of Tusculum Road and the point of beginning, containing 27.38 acres, more or less.

BEING part of the same property conveyed to J. H. McPherson and S. A. Huddleston by deed of R. W. Cravens and wife, Inez Cravens of record in Book 2480, page 533, Register's Office for Davidson County, Tennessee, the said J. H. (James H.) McPherson having since died and having devised said property to Beatrice McPherson, his widow, by will of record in Will Book 89, page 462, Probate Court of Davidson County, Tennessee.

THIS CONVEYANCE is made subject to the following:

1. Easement and/or right-of-way granted to City of Nashville, acting by and through the Electric Power Board of said City by grant from J. H. McPherson, et al of record in Book 3529, page 174, Register's Office for Davidson County, Tennessee.

2. Easement for right of way of Tusculum Road and temporary channel easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by deed from J. H. McPherson, et al of record in Book 4162, page 950, Register's Office for Davidson County, Tennessee

3. Rights as to the use of a graveyard as shown on survey made by James L. Murphy, Jr. and Co. and as referred to in deed from Colin Bosworth and wife, to John Bosworth of record in Book 455, page 444, Register's Office for Davidson 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 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.

WITNESS our hands this 5th day of September, 1969.

Eva P. Huddleston
Eva P. Huddleston

S. A. Huddleston
S. A. Huddleston

Beatrice McPherson
Beatrice McPherson

STATE OF TENNESSEE
DAVIDSON County

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named S. A. Huddleston and wife, Eva P. Huddleston and Beatrice McPherson, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 5th day of September, 1969.

Notary Public

My Commission Expires: 12-12-72

STATE OF TENNESSEE
COUNTY OF DAVIDSON BOOK 4364 PAGE 350

The actual consideration or value, whichever is greater, for this transfer is $40,000.00

Dianne B. Bonny
Affiant

Subscribed and sworn to before me, this the 11th day of September, 1969.

Mary F. Montgomery
Notary Public

My Commission expires: 2/7/71

453826

IDENTIF. REFERENCE

SEP 12 1 22 PM '69

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

PERCY WILKINS JR.
ATTORNEY-AT-LAW
633 STAHLMAN BUILDING
NASHVILLE, TENNESSEE 37201

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Rec'd Box P

SEP 12 69	CONV	40,000.00				
SEP 12 69	S'TAX		A*	104.00		
SEP 12 69	PR'FEE		A*	.50		
SEP 12 69	W'DEED		A*	4.50	*	109.00