"THIS INSTRUMENT PREPARED BY E. BERRY [illegible], III
ATTORNEY, 21st FLOOR - FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

BOOK 5495 PAGE 447

Address New Owner(s) as Follows:	Send Tax Bills to:	Map & Parcel Number
Southern Properties, Inc.	Same	Map 93-9
Stones River Road		Parcels 86, 87
Hermitage, Tennessee		99 and 100

FOR AND IN CONSIDERATION of the exchange of certain property conveyed to Grantee by deed of record in Book 1853, page 485, Register's Office for Davidson County, Tennessee, for the hereinafter described property, pursuant to the terms of an Exchange Agreement by and between Grantor and Grantee dated April 25, 1979, the receipt and sufficiency of which is hereby acknowledged by Grantor, R. C. Mathews, Contractor, Inc. (hereinabove and hereinafter called "Grantor") has this day bargained and sold, and by these presents does transfer and convey unto the said Southern Properties, Inc. (hereinabove and hereinafter called "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lots 245, 246 and 47, including part of an alley, closed by Metro Council Bill 71-10, as shown on Map of McNairy's West Nashville Lots, as of record in Book 1, page 15, and Book "C", pages 136 and 137, Chancery Court of Nashville and described as follows:

Beginning at a point in the north margin of Broadway, said point being 152 feet east of the east margin of 15th Avenue; thence N 26° 56' 09" West, 182.0 feet to the center of an alley; thence along the center of an alley, N 62° 48' 13" East, 7.24 feet; thence N 27° 10' 31" West, 124.81 feet to the south margin of Grundy Street; thence along Grundy Street, N 50° 01' 09" East, 56.69 feet to a point; thence around a short curve to the right, radius of 15 feet, 25.53 feet; thence along the west margin of 14th Avenue on a curve to the right with a radius of 3,783.72 feet, 281.23 feet; thence around a short curve to the right, radius 25 feet, 39.72 feet to the north margin of Broadway; thence S 62° 48' 13" West, 72.18 feet to the point of beginning, containing 0.613 acres, more or less.

Being the same property conveyed to R. C. Mathews, Contractor, Inc. by Special Warranty Deed from

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 190,000.00

Subscribed and sworn to before me, this the 7th day of May, 1979

Notary Public

My commission expires 7/14/82 (Affix Seal)

Davis H. Carr, Trustee, of record in Book 5495, page 441, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. 1979 Metro Taxes, a lien but not yet due and payable.

2. Lease to Shell Oil Company, of record in Book 4553, page 591, Register's Office for Davidson County, Tennessee, as amended in Book 4558, page 766, Register's Office for Davidson County, Tennessee, and Book 4698, page 199, 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 Grantee, its successors and assigns, forever. And Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered, except as above set out.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness its hand this 7th day of September, 1979.

R. C. MATHEWS, CONTRACTOR, INC.

By: Robt C.H. Mathews Jr
Pres

F.50814

SEP 10 9 06 AM '79

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, E. Berry Holt III, a Notary Public of the State and County aforesaid, personally appeared Robert C H Mathews Jr, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of R. C. Mathews, Contractor, Inc., the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Robert C H Mathews Jr as such President.

Witness my hand and official seal at office in Nashville, Tennessee, this 7th day of September, 1979.

NOTARY PUBLIC

My Commission Expires: 7/6/82

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5495 PAGE 449

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

19[illegible].00- CO
454.00 CO TX
.50 PRFE
5.00 MISC
CHECK $1 .50-
09/10/79 SAL .01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 50814

REGISTER'S OFFICE
SEP 10 9 06 AM '79

No. 710402