THIS INSTRUMENT PREPARED BY:
Bass, Berry & Sims (WBJ/js)
2700 First American Center
Nashville, Tennessee 37238

LIMITED

# WARRANTY DEED

BOOK 5544 PAGE 139

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO | MAP PARCEL NUMBERS |
|---|---|---|
| William W. Berry, Jr., Trustee | SAME | 163-209 |
| Bass, Berry & Sims (NAME) 2700 First American Center | (NAME) | |
| (STREET ADDRESS OR ROUTE NUMBER) Nashville, Tennessee 37238 | (STREET ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

*FOR AND IN CONSIDERATION of the sum of* ONE HUNDRED TWENTY-TWO THOUSAND ONE HUNDRED TWENTY ($122,120.00)---------- *Dollars,*

of which THIRTY THOUSAND FIVE HUNDRED THIRTY ($30,530.00) DOLLARS has been paid in cash, the receipt of which is hereby acknowledged, and the remainder of which is represented by a Promissory Note of even date herewith in the amount of NINETY-ONE THOUSAND FIVE HUNDRED NINETY ($91,590.00) DOLLARS payable in three (3) equal annual installments of principal of THIRTY THOUSAND FIVE HUNDRED THIRTY ($30,530.00) DOLLARS each, the first installment being payable one year from the date hereof, and succeeding installments being payable on the same day of each succeeding year, together with interest at the rate of Ten (10%) percent per annum on the unpaid balance,

Sutton Place Real Estate Corp., a Tennessee corporation,

has ~~bargained~~ *this day bargained and sold, and* does *hereby transfer and convey unto the said* William W. Berry, Jr., Trustee,

his successors

~~and assigns~~, *certain real estate in Davidson County, Tennessee, as follows:*

A tract of land in the 5th Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a concrete monument in the westerly right-of-way of New Cane Ridge Road and being the southeasterly corner of the portion of Bellwood, Phase I, that lies on the westerly side of New Cane Ridge Road as recorded in Book 4460, page 41, Register's Office for Davidson County, Tennessee, and proceeding as follows:

In a southerly direction along the westerly right-of-way of New Cane Ridge Road, South 21° 59' East a distance of 158 feet to a concrete monument; thence with a 474.70 foot radius curve to the left a distance of 308.83 feet to a monument; thence South 59° 15' 30" east a distance of 84.12 feet to a concrete monument; thence, leaving said westerly right-of-way of New Cane Ridge Road, South 37° 06' west a distance of 333.91 feet to an iron pin; thence north 85° 21' 30" West a distance of 1100 feet to an iron pin; thence north 32° 21' 30" West a distance of 464.09 feet to an iron pin; thence north 89° 56' 52" west a distance of 575.99 feet to an iron pin in the easterly line of the Ben A. Shelton property; thence in a northerly direction along the Ben A. Shelton property line north 3° 30' 15" east a distance of 140 feet to a concrete monument; thence north 4° 39' east a distance of 295.56 feet to a concrete monument; thence south 77° 08' east a distance of 238.50 feet to a concrete monument; thence north 9° 08' west a distance of 100 feet to a concrete monument; thence north 20° 30' east a distance of 323 feet to an iron pin; thence leaving the Ben A. Shelton property line and continuing in an easterly direction along the Bellwood, Phase I line south 71° 35' 49" east a distance of 188.43 feet to an iron pin; thence south 86° 07' 20" east a distance of 369.23 feet to an iron pin; thence south 10° 30' 36" east a distance of 525.94 feet to an iron pin; thence north 88° 15' 37" east a distance of 787.48 feet to the point of beginning and containing 30.535 acres, more or less, per office survey by Turner Engineering Company dated October 19, 1972.

Being the same property conveyed to Sutton Place Real Estate Corp., by deed from TIMP Corporation, a Delaware corporation, the successor by merger to Great Western Land Company, a Pennsylvania corporation, of record in Book 5119, page 202, Register's Office for said County.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $ 122,120.00

Subscribed and sworn to before me, this the 15th day of December 1979

Affiant

My commission expires: JANUARY 15, 1983
(Affix Seal)

Notary Public

F68233

IDENTIF. REFERENCE

Dec 14 4 12 PM '79

FILED AND RECORDED IN REGISTER
DAVIDSON COUNTY, TENN.

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unimproved (X)
This is improved ( ) property, known as Cane Ridge Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

*To Have and to Hold* the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said William W. Berry, Jr., Trustee, his successors ~~heirs~~ and assigns, forever.

*And* Grantor does ~~do~~ *covenant with the said* William W. Berry, Jr., Trustee, his successors and assigns *that* it is ~~have~~ has *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except for 1979 real property taxes, which have been prorated and assumed by Grantee.

*And* Grantor does ~~do~~ *further covenant and bind* itself, its successors and assigns ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* William W. Berry, Jr., Trustee his successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever,* claiming by, through or under it.

*Witness* our *hands this* 15th *day of* December, *19*79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ATTEST:

SUTTON PLACE REAL ESTATE CORP.

BY:

Robert J. Thiebaut, Vice President

*STATE OF TENNESSEE*
*COUNTY OF DAVIDSON*

*Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....*

.....

.....

*the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....*

....., *Notary Public.*

*Commission Expires.....*

---

*STATE OF.....*
*COUNTY OF.....*

*Personally appeared before me, ....., a Notary Public in and for said County and State, the within named.....*

.....

.....

*the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.*

*Witness my hand and official seal at....., this..... day of....., 19.....*

....., *Notary Public.*

*Commission Expires.....*

---

*STATE OF* ~~TENNESSEE~~ Georgia
*COUNTY OF* ~~DAVIDSON~~ Gwinnett

*Before me,* Mary Kay Alessi *, a Notary Public of the State and County aforesaid, personally appeared* ROBERT J. THIEBAUT *, with whom I am personally acquainted, and who, upon oath, acknowledged* himself *to be* Vice President and *of the* SUTTON PLACE REAL ESTATE CORP. *, the within named bargainor, a corporation, and that* he *as such* Vice President and *, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* himself *as* Vice President and

*Witness my hand and seal, at office in* Atlanta, Georgia *,*
*this* 12th *day of* December *, 19* 79 .

Mary Kay Alessi
*Notary Public*

Notary Public, Georgia, State at Large
My Commission Expires Sept. 4, 1982

*Commission Expires.....*

NOTARY PUBLIC

**OFFICIAL RECEIPT**

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | 122120.00- CO | |
| | | | 317.46 CO TX | |
| | | | .50 PRFEE | |
| | | | 9.00 MDEED | |
| | | | CHECK 326.96- | |
| 2036A 12/14/79 | | | BAL .00 | |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F68233

IDENTIF. REFERENCE

DEC 14 4 12 PM '79

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

No. 731730