This instrument prepared by:
Thomas C. Scott
Tune, Entrekin & White
26th Floor, First American Center
Nashville, Tennessee 37238

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75523

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Clarence Sutherland, III and wife Susan C. Sutherland	Clarence Sutherland, III and wife, Susan C. Sutherland	142-173
(NAME)	(NAME)	
135 Prospect Hill	135 Prospect Hill	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee 37205	Nashville, Tennessee 37205	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Two Hundred Seventy Five Thousand and No/100 Dollars

($275,000.00), paid in the form of FIVE Thousand and No/100 Dollars ($5,000.00) cash, and execution by Grantees of a note in the amount of Two Hundred Seventy Thousand and No/100 Dollars ($270,000.00), payable to the order of the Grantor, the receipt of which is hereby acknowledged, I

ROBERT C. H. MATHEWS, JR., TRUSTEE

have this day bargained and sold, and do hereby transfer and convey unto the said CLARENCE SUTHERLAND, III and wife, SUSAN C. SUTHERLAND the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 9th Civil District of Davidson County, Tennessee, and being described according to a survey by Barge, Waggoner and Sumner, Inc., dated April 23, 1968, and by survey of Southern Land Surveying Company, Inc., dated May 24, 1972, and described as follows:

Beginning at a point in the easterly margin of Old Harding Road and the southerly margin of the Louisville and Nashville Railroad, said point being the northwest corner of described tract; thence with the southerly margin of the Louisville and Nashville Railroad with a curve to the left with a radius of 5,569.83 feet, 311.21 feet to a point, said point being the northeast corner of described tract and also the northwest corner of the United States Post Office tract; thence along the westerly margin of the Post Office tract south 38 degrees 43 mintues west, 130.48 feet to a point, said point being the southwest corner of the Post Office tract; thence, south 51 degrees 17 minutes east, 50.00 feet to a point, said point being the southeast corner of Post Office tract; thence, south 38 degrees 43 minutes west 125.00 feet to a point, said point being the northerly line of Harpeth Valley Park, Section 1, of record in Book 3600, Page 94, Reigster's Office for Davidson County, Tennessee, and the southeast corner of described tract; thence, north 51 degrees 17 minutes west, 414.52 feet to a point in the easterly margin of Old Harding Road; thence along the easterly margin of Old Harding Road north 53 degrees 06 minutes east 224.24 feet to the point of beginning, containing 1.95 acres, more or less.

Included in this description is a 50.00 foot easement along the southerly and easterly property lines of this property for ingress and egress to the United States Post Office property, said easement described as follows:

Beginning at a point in the easterly margin of Old Harding Road, said point being 172.62 feet south of the intersection of Old Harding Road and the Louisville and Nashville Railroad; thence, south 51 degrees 17 seconds east, 351.71 feet to a point; thence, north 38 degrees 43 seconds east, 75.00 feet to a point; said point being the southwest corner of the United States Post Office tract; thence, south 51 degrees 17 minutes east, 50.00 feet to a point, said point being the southeast corner of Post Office tract; thence, south 38 degrees 43 minutes west, 125.00 feet to a point; thence, north 51 degrees 17 minutes west, 414.52 feet to a point in the easterly margin of Old Harding Road; thence along the easterly margin of Old Harding Road, north 53 degrees 06 minutes east, 51.62 feet to the point of beginning, containing 0.50 acres, more or less.

Being a portion of the same property conveyed to Robert C. H. Mathews, Jr., Trustee with full power to sell, transfer, convey and encumber without the joinder of any beneficiary by deed from Neil McDade and wife, Ruth Cline McDade, of record in Book 4794, Page 559, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Real estate taxes for 1981 which have been prorated and are assumed by Grantee.

2. Deed of trust executed by Walter B. Williams and wife, Margie L. Williams and Marion J. Williams and wife, Nellie Jean Williams, to L. W. Richardson, et al, Trustees, of record in Book 4713, Page 168, said Register's Office, dated June 1, 1973, to secure to Home Beneficial Life Insurance Company an indebtedness in the amount of $175,000.00, subject to the terms and conditions therein.

3. Assignment of leases, rents and profits executed by Walter B. Williams and wife, Margie L. Williams and Marion J. Williams and wife, Nellie Jean Williams, to Home Beneficial Life Insurance Company, Trustee, of record in Book 4713, Page 173, said Register's Office.

4. Grant of transmission line easement and rights incident thereto contained in an instrument dated March 16, 1954, executed by Stuart Swope Fleming, Jr. and Margaret D. Fleming, to the United States of America, of record in Book 2271, Page 192, said Register's Office.

5. The Plat of record in Book 3600, Page 93, said Register's Office, and surveys of Barge, Waggoner and Sumner, Inc., dated April 23, 1968 and Southern Land Surveying, Inc., dated May 15, 1973, showing 10 inch and 12 inch sewer lines along the westerly property line.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater for this transfer is $ 175,000.00

Subscribed and sworn to before me, this the 1st day of July 19 81

Affiant

My commission expires: 1-15-82 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as Bellevue Shopping Plaza, Old Harding Road, Nashville, Tennessee
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 1st *day of* July 19 81 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

ROBERT C. H. MATHEWS, JR., TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, Ellen W. McCurdie, *a Notary Public in and for said County and State, the within named* Robert C. H. Mathews, Jr., Trustee

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

Witness my hand and official seal at Nashville, *Tennessee, this* 14th *day of* July, *19* 81.

Ellen W. McCurdie, *Notary Public.*

Commission Expires 4-21-85

NOTARY PUBLIC DAVIDSON CO. TENN.

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
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

G5137

IDENTIF. REFERENCE

Jul 20 10 28 AM '81

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

$0.50

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WARRANTY DEED

FROM

ROBERT C. H. MATHEWS, JR., TRUSTEE

TO

CLARENCE SUTHERLAND, III AND WIFE,

SUSAN C. SUTHERLAND

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

Chicago Title Insurance Company
2000 Richard Jones Road
Nashville, Tenn. 37215
Phone 298-2627

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF BOOK 5772 PAGE 42

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
			275000.00-	CO
			715.00	CO TX
			.50	PRFEE
			12.00	WDEED
			CHECK	727.50-
7552A07/20/81			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 5 1 3 7 1

IDENTIF. REFERENCE

JUL 20 10 28 AM '81

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 833430