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

DEED

BOOK 5079 PAGE 806

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
George W. Hussey and wife, Retha F. Hussey 515 Two Mile Pkwy. Goodlettsville, TN 37072	Same	102-52

FOR AND IN CONSIDERATION of the sum of Fifty Thousand Dollars ($50,000), cash in hand paid, the receipt of which is hereby acknowledged, Robert L. Echols, Trustee, has bargained and sold, and does by these presents transfer and convey to George W. Hussey and wife, Retha F. Hussey, their heirs and assigns, (the "Grantees") a certain tract of land in Davidson County, State of Tennessee, as follows, to-wit:

Property situated in the 8th Civil District of Davidson County, Tennessee, being the Reserved Parcel on the Plan of Phillips Terrace, Section Two, of record in Book 5060, page 200, and part of Lot 1 on the Plan of Phillips Terrace of record in Book 3842, page 237, Register's Office of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a concrete R.O.W. monument, as established by the State Highway Department, on the Northerly R.O.W. line of Charlotte Pike (U. S. Highway 70 N), said monument being 1877 feet, more or less, East of the Easterly margin of River Road; thence,

(1) N 34° 22' E, a distance of 124.50 feet; thence,

(2) N 34° 39' W, a distance of 200.00 feet; thence,

(3) N 38° 16' W, a distance of 450.00 feet; thence,

(4) S 33° 57' W, a distance of 111.50 feet; thence,

(5) S 16° 14' W, a distance of 100.00 feet; thence,

(6) S 01° 20' W, a distance of 260.00 feet; thence,

(7) S 23° 43' E, a distance of 147.87 feet; thence,

(8) N 68° 39' E, a distance of 219.30 feet; thence,

(9) S 21° 21' E, a distance of 165.00 feet to a point on the northerly R.O.W. line of Charlotte Pike (U. S. Highway 70 N); thence,

(10) along the northerly R.O.W. line of Charlotte Pike, N 68° 39' E, a distance of 101.38 feet to a concrete R.O.W. monument, said monument being the point of beginning of above described parcel.

INCLUDED in the previously described property, but expressly excluded from the tract herein conveyed, is that portion of the property conveyed to Treetop Enterprises, Inc., by deed from Robert L. Echols, Trustee, of record in Book 5199, page 383, Register's Office, Davidson County, Tennessee, described as follows:

Being Lot No. 2 on the Plan of Phillips Terrace, Section Two, of record in Book 5060, page 200, Register's Office for Davidson County, and being more particularly described as follows:

BEGINNING at a concrete monument set in the northerly right-of-way of Charlotte Pike, U. S. 70-N, at the southeasterly corner of Lot No. 1 on the Plan of Phillips Terrace, of record in Book 3842, page 237, Register's Office of Davidson County, Tennessee; thence,

(1) With the easterly line of Lot No. 1, N 21° 21' 00" W, 200.00' to an iron pin; thence,

(2) Severing the property of which this is a part, N 68° 39' 00" E, 63.00' to a concrete monument; thence,

(3) S 44° 51' 41" E, 190.46' to a concrete monument set in the westerly right-of-way of Interstate 40; thence,

(4) With the westerly margin of I-40, S 34° 22' 00" W, 45.0' to a concrete monument at the intersection of the northerly right-of-way of Charlotte Pike and the westerly right-of-way of I-40; thence,

(5) With the northerly right-of-way of Charlotte Pike, S 68° 39' 00" W, 101.80' to the point of beginning and containing 20,690 square feet or 0.475 acres.

The tract herein conveyed is a part of the same property conveyed to Robert L. Echols, Trustee, by deed from L. R. Grimes, Trustee, of record in Book 4786, page 135, Register's Office for Davidson County, Tennessee.

This conveyance is expressly subject to the following:

(1) 1983 real property taxes which have been prorated and are assumed by the Grantee.

(2) Easement granted the Metropolitan Government of Nashville and Davidson County, Tennessee for sanitary sewers of record in Book 4505, page 512, Register's Office of Davidson County, Tennessee.

(3) Restrictions of record, including restrictions against use of the property for the purpose of storing, selling, or otherwise dispensing automotive fuels, oils, and other products ordinarily sold at an automotive station, said restrictions being of record in Book 4587, page 248, and Book 4786, page 135, said Register's Office.

(4) Common access easements and sewer easements set forth in the deed from Robert L. Echols, Trustee, to Treetop Enterprises, Inc., of record in Book 5199, page 383, said Register's Office.

(5) Public utility and drainage easements, sewer easements, access limitations, and other matters set forth on the Plan of Phillips Terrace, of record in Book 3842, page 237, and the Plan of Phillips Terrace, Section Two, of record in Book 5060, page 200, said Register's Office.

(6) Flood plain of tributaries of the Cumberland River.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to Grantees, their heirs and assigns forever. And Grantor, as such Trustee, in as full and ample a manner as he can and should do, but no further or otherwise, does covenant with the said Grantees, their heirs and assigns, that he 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 set forth above.

And Grantor, as such Trustee, in as full and ample a manner as he can and should do, but no further or otherwise, does further covenant and bind himself 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 claiming by, through, and under Grantor.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the date indicated in the acknowledgment below to make this conveyance on the 27th day of May, 1983.

Robert L. Echols, Trustee

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, Robert L. Echols, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of May, 1983.

Betty L. Morris
Notary Public

My Commission Expires:
10-20-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6079 PAGE 809

The actual consideration or value, whichever is greater, for this transfer is $50,000.

Robert B. Echols, Trustee
Affiant

Sworn to and subscribed before me, this 27th day of May, 1983.

Betty L. Morris
Notary Public

My Commission Expires:
10-20-85

H 55417

IDENTIF. REFERENCE

JUN 21 3 18 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6079 PAGE 810

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
			50000.00- CO	
			130.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	142.50-
6661	A06/21/83		BAL	.0.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 5 4 1 7

IDENTIF. REFERENCE

JUN 21 3 18 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 957891