This Instrument Prepared By:
BASS, BERRY & SIMS (KBS)
2700 First American Center
Nashville, Tennessee 37238

WARRANTY DEED

BOOK 6128 PAGE 961

Address New Owner(s):	Send Tax Bills To:	Map-Parcel Nos.
Michael H. Clark Mike Clark Realty 227 Second Avenue North Nashville, TN 37201	Same	To be assigned at

For and in consideration of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, we, F. Compton Wallace, and wife, Martha Wallace, Joe D. Williams and wife, Jean Williams, and Richard C. Wallace and wife, Susan T. Wallace ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Michael H. Clark ("Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being a tract of land located in the First Civil District of Metropolitan Nashville and Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin located in the westerly right-of-way margin of Nolensville Pike, said iron pin being located 658.38 feet in a northerly direction along the westerly right-of-way margin of Nolensville Pike from its intersection with the center line of Welshwood Drive, said point being the northeasterly property corner of Welshwood Park as recorded in Plat Book 4300, page 6, R.O.D.C., Tennessee.

Thence, following the westerly right-of-way margin of Nolensville Pike and a curve to the right, having a central angle of 0° 53' 04" right, a radius of 3,255.80 feet for an arc distance of 50.26 feet to a point;

Thence, leaving said road margin South 76° 18' 04" West for a distance of 150.00 feet to a point;

Thence, South 71° 38' 34" West for a distance of 250.47 feet to a point;

Thence, following a curve to the left having a central angle of 0° 45' 48" left, a radius of 2,855.80 feet for an arc distance of 38.05 feet to an iron pin;

Thence, North 71° 38' 34" East a distance of 399.04 feet to the point of beginning.

Tract contains 16,093.80 square feet or 0.37 acres more or less.

Being a portion of the same property conveyed to Jerry M. Turrentine, F. Compton Wallace, Joe D. Williams and Hardin Conn, Jr. by deed from William O. Lee, Trustee, of record in Book 4476, page 653, said Register's Office.

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The said Hardin Conn, Jr., having since died and a portion of the same property conveyed to Richard C. Wallace and wife, Susan T. Wallace, a one-fourth undivided interest, by deed from Commerce Union Bank, Executor of the Estate of Hardin H. Conn, of record in Book 5481, page 541, said Register's Office. The said Jerry M. Turrentine has conveyed his interest to F. Compton Wallace, of record in Book 5268, page 736, said Register's Office.

Said property is unencumbered except for taxes for the current year, which have been prorated and assumed by the Grantee, the plan of record in Book 4300, page 6, said Register's Office shows a 10 foot easement for public utility and drainage purposes along the northerly line of the herein described property and an easement granted Southern Bell Telephone and Telegraph Company, by grant from A. P. Mays and wife, of record in Book 1298, page 488, said Register's Office.

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, his heirs and assigns, forever. And we do covenant with the said Grantee 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 Grantee, his heirs and assigns against the lawful claims of all persons, whomsoever.

Grantors and Grantee recognize that at some time in the future it may be advantageous to Grantors for Grantors to construct a roadway from the property herein conveyed and land adjacent thereto, all of which is anticipated to be a retail shopping center, across property owned by Grantors and designated as Reserved Parcel D on the Revised Plan of Welshwood Park of record in Book 4300, page 6, Register's Office for Davidson County, Tennessee, to Welshwood Drive. In the event Grantors construct such a roadway and provided (i) such roadway is constructed in such a way that it intersects and forms a continuous roadway with the roadway to be constructed across the property herein conveyed, which will come to a dead-end at the south boundary line of the property herein conveyed, (ii) it is constructed of heavy-duty asphalt in such manner as will accommodate normal shopping center traffic, and (iii) it is constructed in such a way so as not to increase the drainage of surface water over the property herein conveyed or the said shopping center property, Grantors, and Grantee shall enter into a reciprocal easement agreement granting to Grantors an easement for vehicular and pedestrian ingress and egress over the said shopping center property to Nolensville Road and Elysian Fields Road and granting to Grantee an easement for vehicular and pedestrian ingress and egress over Grantors' roadway to Welshwood Drive. The reciprocal easement agreement shall contain such provisions as shall be mutually agreeable to the parties, but shall provide that the parties thereto will maintain the roadways on their respective properties. It is not compulsory for Grantors to construct the said roadway nor does this Agreement grant an easement to either Grantors or Grantee over the property of the other nor does it obligate either to do so unless Grantors in their sole discretion determine to construct said roadway. The terms hereof shall constitute a covenant running with the land binding upon and for the benefit of subsequent owners of the property herein conveyed and property retained by Grantors.

Witness our hands this 2 day of September, 1993.

F. Compton Wallace

F. Compton Wallace

Martha Wallace
Martha Wallace

Joe D. Williams
Joe D. Williams

Jean Williams
Jean Williams

Richard C. Wallace
Richard C. Wallace

Susan T. Wallace
Susan T. Wallace

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named F. Compton Wallace the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September, 1983.

Lois Helms Bruce
Notary Public

My Commission Expires:

4-21-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Martha Wallace the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September, 1983.

Lois Helms Bruce
Notary Public

My Commission Expires:

4-21-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6128 PAGE 964

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Joe D. Williams the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennesse, this 24th day of August, 1983.

Beverly J. Reed
Notary Public

My Commission Expires:

Jan. 22, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jean Williams the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 1983.

Beverly J. Reed
Notary Public

My Commission Expires:

Jan. 22, 1984

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Richard C. Wallace the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2 day of September, 1983.

Anne M Dale
Notary Public

My Commission Expires:

7-27-86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

BOOK 6128 PAGE 965

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Susan T. Wallace the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 2nd day of September, 1983.

Lois Helms Bruce
Notary Public

My Commission Expires:

4-21-85

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $60,000.00.

Affiant

Sworn to and subscribed before me this 2 day of September, 1983.

Anne M. Tate
Notary Public

My Commission Expires:

7-27-86

RUSH

IDENTIF. REFERENCE

H 7.1-289

SEP 2 12 55 PM '83

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____ BOOK 6128 PAGE 966

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			60000.00- CO	
			156.00 CO TX	
			.50 PRFEE	
			15.00 WDEED	
			CHECK 171.50-	
			4694A09/02/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H.T. 1:289

IDENTIF. REFERENCE

SEP 2 12 58 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 976072