Address New Owner as follows:	Send tax bills to:	Map-Parcel No:
Bernie McGeHee 8362 Greenvale Drive Nashville, Tennessee 37221	Same	142-251

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, CLARENCE SUTHERLAND, III, and wife, SUSAN C. SUTHERLAND, Grantors, have bargained and sold, and by these presents does transfer and convey unto BERNIE MCGEHEE, ROBERT A. BOLDEN, and MICHAEL E. MCGEHEE, as tenants in common, hereinafter called the Grantee, its successors and assigns, a certain tract of land in the County of Davidson, State of Tennessee, described as follows, to-wit:

A tract of land in the Second Civil District, formerly the Seventh Civil District, of Nashville, Davidson County, Tennessee; located in the southeast quadrant of the intersection of Old Harding Pike (60' R.O.W.) and the L&N Railroad and being more particularly described as follows,

Beginning a point in the common line of the Clarence Sutherland and wife, Susan, property, as evidenced in Book 5886, page 857, R.O.D.C. and Harpeth Valley Park Subdivision Section 1, said point being 524.81 feet southeasterly from the margin of Old Harding along said common line, thence

N. 38°43'E, a distance of 282.41 feet, severing the lands of said Clarence Sutherland and wife, Susan, to a point in the right of way of the L&N Railroad, thence

With said right of way, with a curve to the left having a radius of 5569.83 feet (central angle of 4°29'11" a chord bearing of S 63°52'26"E and a chord distance of 436.12') to a point in the line of Harpeth Valley Park Section 5, as evidenced in Book 4300, page 114, R.O.D.C., TN, thence

With said line, S 38°41'39"W a distance of 327.43 feet to a point in the line of Harpeth Valley Park Subdivision Section 1, as evidenced in Book 3600, page 4, R.O.D.C., TN, thence

With said line, N 72°59'25"W a distance of 135.24 feet to a point, thence

N 51°17'00"W, a distance of 300 feet to the point of beginning and containing 3.12 acres.

Contained within this description is a T.V.A. easement.

Being part of the same property conveyed to Clarence Sutherland, III and wife, Susan C. Sutherland, by deed from Robert C.H. Mathews, Jr., Trustee of record in Book 5772, page 34, Register's Office for Davidson County, Tennessee.

08/14 129.50- CHECK

215

TO HAVE AND TO HOLD the said tract of land, with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, its successors, representatives and assigns forever.

AND GRANTORS COVENANT with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for taxes for the year 1984 which will be assumed by the Grantee herein; a transmission line easement and rights incident thereto of record in Book 2271, page 192, Register's Office for Davidson County, Tennessee; matter shown on the Plan of Record in Book 5800, page 45, Register's Office for Davidson County, Tennessee, which Grantee will assume.

THE PROPERTY does not presently have means of ingress and egress to the premises. Upon completion of all necessary improvements by the Grantee to the property described in Exhibit "B" attached hereto, the Grantors covenant and warrant that they will dedicate the property described in Exhibit "B" hereto to the Public Works Department of Davidson County, Tennessee.

THIS CONVEYANCE is subject to Grantee's obligation to record a plat of the property conveyed hereunder in the Register's Office for Davidson County, Tennessee.

AND GRANTORS further covenant and bind themselves, their successors, assigns and representatives to warrant and forever defend the title to said tract of land to the said Grantee, its successors and assigns, against the lawful claims of of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on the 10th day of August, 1984.

Clarence Sutherland III

CLARENCE SUTHERLAND, III
GRANTOR

Susan C. Sutherland

SUSAN C. SUTHERLAND
GRANTOR

NOTE: There is no Exhibit "A" to this Warranty Deed.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, of the State and County aforesaid, personally appeared CLARENCE SUTHERLAND, III, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within bargainor, and that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 10th day of August, 1984.

NOTARY PUBLIC

My commission expires: 4/21/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, of the State and County aforesaid, personally appeared SUSAN C. SUTHERLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within bargainor, and that she executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, on this the 10th day of August, 1984.

NOTARY PUBLIC

My commission expires: 4/21/85

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $45,000.00.

AFFIANT

Sworn to and subscribed before me this the 10th day of August, 1984.

NOTARY PUBLIC

My commission expires: 4/21/85

This instrument was prepared by:

Carter Andrews, Attorney
TUNE, ENTREKIN & WHITE
26th Floor, First American Center
Nashville, Tennessee 37238

SURVEYOR'S DESCRIPTION

Being a portion of Lot One on the plat of Harpeth Valley Park, Section Six, as of record in Plat Book 5800, Page 45, Register's Office for Davidson County, Tennessee and moreover being that portion of Lot One shown as a fifty feet wide public utilities and access easement on said plat, more particularly described as follows:

Beginning at a point on the east margin of Old Harding Pike, 172.62 feet southerly from the intersection of the Seaboard System Railroad's (formerly Louisville & Nashville) south right-of-way with the east margin of Old Harding Pike;

Thence, Leaving said east margin, S 51°17'E, 351.70 feet to a point;

Thence, With line common with property idenfied as "Reserved For Future Development" on the Plat of Harpeth Valley Park, Section Six, S 38°43'W, 50 feet to a point;

Thence, With line common with a portion of the Plat of Harpeth Valley Park, Section One and the Plat of Harpeth Park West, N 51°17' W, 364.52 feet to a point on the east margin of Old Harding Pike;

Thence, With Old Harding Pike, N 53°06' E, 51.62 feet to the point of beginning.

Containing 17,906 square feet or 0.4111 acres

Subject property is encumbered by a 20 feet wide easement for sanitary sewer adjacent and parallel to the entire western line.

June 7, 1984

BUSH

IDENTIF. REFERENCE

AUG 14 10 43 AM '84

REGISTER
DAVIDSON COUNTY, TN

142875

EXHIBIT B TO WARRANTY DEED

Recorded & Microfilmed
Deputy of Witness [illegible] Returned
[illegible]

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6359 PAGE 12

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
			45000.00- CAMT.	
			117.00 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	129.50-
2015A08/14/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 42 875

IDENTIFICATION REFERENCE

AUG 14 10 43 AM '84

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No.0060810