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

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IDENTIF. REFERENCE

OCT 9 4 25 PM '84
REGISTER'S OFFICE
DAVIDSON COUNTY, TN

RELEASED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $475,000.00.

Thomas C. Scott
Affiant

Subscribed and sworn to before me this 9th day of October, 1984.

Juanita Thompson
Notary Public

My commission expires: July 27, 1988

Address New Owner:	Send Tax Bills To:	Map and Parcel No.:
Sterchi Bros. Stores, Inc. Post Office Box 40 Knoxville, Tennessee 37901	Sterchi Bros. Stores, Inc. Post Office Box 40 Knoxville, Tennessee 37901	Map 161 Parcels 176, 182

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, THOMAS C. SCOTT, TRUSTEE, with full power to sell, transfer, encumber and convey without the joinder of any beneficiary (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said STERCHI BROS. STORES, INC., a Tennessee corporation (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, more fully described in Exhibit "A" attached hereto.

This conveyance is subject to the following:

1. Taxes for 1984, which have been prorated and are assumed by the Grantee.

2. An 8 inch sewer with 20 foot easement, of record in Book 5312, Page 489, said Register's Office.

3. Water line easement, pump station easement dedicated to Metropolitan Water & Sewerage Services by agreement recorded in Book 5087, Page 360, said Register's Office.

4. The recorded plan of record in Book 5200, Page 213, shows an Owner's Certificate, a 20 foot sewer easement along the front portion of premises, a 45 foot reserved for future right-of-way along the front portion of premises, a 30 foot building setback line from the 45 foot reserved for future right-of-way line, a 60 foot building setback line from the south and east lines, anchor easements at the northwest and west corner of Lot 6 on said plan, access permitted at ramps only as shown on the plan of record in Book 5200, Page 213, utility and pump station easement near the northwest corner of premises, and a 50 foot and 40 foot non-exclusive ingress/egress and public utility easements as shown on said plan (affects Tract No. I).

5. The recorded plan shows Owner's Certificate, a 30 foot building setback line from Nolensville Road, a 60 foot building setback line from the south line and Reserve Parcel "B" not to be used as an individual building site until approved by planning commission (affects Tract No. II).

6. Grantee assumes the obligation of R. C. Danner, G. T. Scott and U. Grant Browning to maintain the roads and easements until the project is finished and the Merchants Association is formed to assume that responsibility, as shown on the Plat of record in Book 5200, Page 213, Register's Office for Davidson County, Tennessee.

This is unimproved property known as Reserve Parcel C-2, Brentwood East Commercial Park, and Reserve Parcel B-1, Resubdivision of Reserve Parcel B, Brentwood East Commercial Park, Davidson County, Tennessee.

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

And the Grantor does covenant with the said Grantee 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 the Grantor does further covenant and bind himself, his successors and assigns, to warrant and forever defend the title tc the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further.

WITNESS my hand, this the 9th day of October, 1984.

Thomas C. Scott, Trustee
THOMAS C. SCOTT, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public of the State and County aforesaid, personally appeared THOMAS C. SCOTT, TRUSTEE, with full power to sell, transfer, encumber and convey without the joinder of any beneficiary, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal this the 9th day of October, 1984.

Juanita D. Thomason
NOTARY PUBLIC

JUANITA D. THOMASON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My commission expires:

July 27, 1988

EXHIBIT "A"

TRACT I:

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, said tract fronting on Old Hickory Boulevard approximately 370.00 feet west of the centerline of the intersection with Nolensville Road and fronting on Nolensville Road approximately 385.00 feet south of the centerline of the intersection with Old Hickory Boulevard, being Reserve Parcel "C-2" on the Plan of Brentwood East Commercial Park of record in Book 5200, Page 213, Register's Office for Davidson County, Tennessee, and being more particularly described according to a Boundary and Topographic Survey by Cumberland Tectonics, Inc., dated October 3, 1984, as follows:

Beginning at a point in the south right-of-way margin of Old Hickory Boulevard, said point being the northwest corner of the Commerce Union Bank property, as of record in Deed Book 5387, Page 274, Register's Office for Davidson County, Tennessee; thence, leaving said Old Hickory Boulevard right-of-way margin and with said Commerce Union Bank west boundary, passing through a common corner between said Commerce Union Bank property and the Shoney's Big Boy Enterprises, Inc., property, as of record in Deed Book 5072, Page 296, Register's Office for Davidson County, Tennessee, and with said Shoney's Big Boy Enterprises, Inc., west boundary, south 05 degrees 04 minutes 34 seconds east, 348.15 feet to a point, said point being the southwest corner of said Shoney's Big Boy Enterprises, Inc., property; thence, with Shoney's Big Boy Enterprises, Inc., south boundary, north 85 degrees 03 minutes 45 seconds east, 274.34 feet to a point, said point being said Shoney's Big Boy Enterprises, Inc.'s southeast corner and being a point in the west right-of-way margin of Nolensville Road; thence, leaving said Shoney's Big Boy Enterprises, Inc., property and with said Nolensville Road west margin, south 04 degrees 58 minutes 01 second east, 50.00 feet to a point, said point being the northeast corner of the Shoney's Big Boy Enterprises, Inc., property, as of record in Deed Book 5072, Page 298, Register's Office for Davidson County, Tennessee; thence, leaving said Nolensville Road west margin and with said Shoney's Big Boy Enterprises, Inc.'s north boundary, south 85 degrees 01 minute 59 seconds west, 140.00 feet to a point, said point being the northwest corner of said Shoney's Big Boy Enterprises, Inc.'s property and being the northeast corner of Reserve Parcel "B-1" of the Thomas C. Scott, Trustee, property, as of record in Deed Book 5044, Page 531, Register's Office for Davidson County, Tennessee; thence, leaving said Shoney's Big Boy Enterprises, Inc. property, and with said Reserve Parcel "B-1" north boundary, south 85 degrees 01 minute 59 seconds west, 135.01 feet to a point, said point being the northwest corner of said Reserve Parcel "B-1" and being a point in the east boundary of the United American Bank of Nashville, Trustee, property, as of record in Deed Book 5656, Page 19, Register's Office for Davidson County, Tennessee; thence, leaving said Reserve Parcel "B-1" and with said United American Bank east boundary, north 06 degrees 43 minutes 29 seconds west, 5.66 feet to a point, said point being the northeast corner of said United American Bank property; thence, with the United American Bank north boundary, north 69 degrees 02 minutes 00 seconds west, 97.58 feet to a point, said point being said United American Bank's northwest corner; thence, with said United American Bank's west boundary, south 20 degrees 54 minutes 31 seconds west, 214.55 feet to a point, said point being said United American Bank property's southwest corner and being a point in the north margin of the Tennessee Valley Authority (T.V.A.) 150.00 foot right-of-way, as of record in Deed Book 2400, Page 596, Register's Office for Davidson County, Tennessee; thence, leaving said United American Bank property and with the T.V.A. north margin, north 69 degrees 02 minutes 00 seconds west, 496.44 feet to a concrete monument, said monument being the southeast corner of the Trudell property, as of record in Deed Book 3816, Page 322; thence, leaving said T.V.A. north margin and with said Trudell property's east boundary, north 02 degrees 34 minutes 10 seconds west, 370.66 feet to a point, said point being the northeast corner of said Trudell property and being a point in the south right-of-way margin of Old Hickory Boulevard; thence, leaving said Trudell property, with said Old Hickory Boulevard south margin, and with a curve to the left having an internal angle of 06 degrees 45 minutes 46 seconds, a radius of 2,874.52 feet, and an arc length of 339.29 feet to a point, said point being the northwest corner of the Gulf Oil Corporation property, as of record in Deed Book 5354, Page 331, Register's Office for Davidson County, Tennessee; thence, leaving said Old Hickory Boulevard south margin and with the Gulf Oil Corporation west boundary, south 02 degrees 31 minutes 36 seconds east, 225.09 feet to a point, said point being the southwest corner of said Gulf Oil Corporation property; thence, with said Gulf Oil Corporation south boundary, north 86 degrees 25 minutes 38 seconds east, 200.09 feet to a point, said point

being the southeast corner of said Gulf Oil Corporation property; thence, with said Gulf Oil Corporation property east boundary, north 04 degrees 47 minutes 01 second west, 113.38 feet to a point; thence, continuing with said Gulf Oil Corporation east boundary, north 00 degrees 15 minutes 59 seconds west, 111.40 feet to a point, said point being the northeast corner of said Gulf Oil Corporation property and being a point in the south right-of-way margin of Old Hickory Boulevard; thence, leaving said Gulf Oil Corporation property, with said Old Hickory Boulevard south margin, and with a curve to the left having an internal angle of 01 degree 23 minutes 43 seconds, a radius of 2,874.52 feet, and an arc length of 70.00 feet to a point; thence, continuing with said Old Hickory Boulevard south margin, north 83 degrees 10 minutes 02 seconds east, 5.96 feet to the point of beginning, said tract containing 5.57 acres, more or less.

TRACT II:

Being a tract of land in the Second Civil District of Nashville, Davidson County, Tennessee, said tract being bounded to the south by the Tennessee Valley Authority (T.V.A.) 150.00 foot right-of-way, as of record in Deed Book 2400, Page 596, Register's Office for Davidson County, Tennessee, and being located approximately 280.00 feet west of the centerline of Nolensville Road, being Reserve Parcel "B-1" on the Plat of the Resubdivision of Reserve Parcel "B" of Brentwood East Commercial Park of record in Book 5210, Page 79, Register's Office for Davidson County, Tennessee, and being more particularly described according to a Boundary and Topographic Survey by Cumberland Tectonics, Inc., dated October 3, 1984, as follows:

Beginning at a point in the north margin of said T.V.A. right-of-way, said point being the southwest corner of the Raymond L. Danner property, as of record in Deed Book 5735, Page 617, Register's Office for Davidson County, Tennessee; thence, leaving said Danner property and with said T.V.A. right-of-way, north 69 degrees 02 minutes west, 196.39 feet to a point, said point being the southeast corner of the United American Bank of Nashville, Trustee, property, as of record in Deed Book 5656, Page 19, Register's Office for Davidson County, Tennessee; thence, leaving said T.V.A. right-of-way north margin and with said United American Bank east boundary, north 20 degrees 58 minutes east, 209.54 feet to a point, said point being a point in the south boundary of Reserve Parcel "C-2" of the Thomas C. Scott, Trustee, property, as of record in Deed Book 5044, Page 531, Register's Office for Davidson County, Tennessee; thence, leaving said United American Bank east boundary and with said Reserve Parcel "C-2" south boundary, south 85 degrees 01 minute 59 seconds west, 135.01 feet to a point, said point being the northwest corner of the Shoney's Big Boy Enterprises, Inc. property, as of record in Deed Book 5072, Page 298, Register's Office for Davidson County, Tennessee; thence, leaving said Reserve Parcel "C-2" and with said Shoney's Big Boy Enterprises, Inc. west boundary, south 04 degrees 58 minutes east, 165.00 feet to a point, said point being said Shoney's Big Boy Enterprises, Inc. southwest corner and being a point in the north boundary of said Raymond L. Danner property; thence, leaving said Shoney's Big Boy Enterprises, Inc. and with said Danner property north boundary, south 85 degrees 02 minutes west, 50.00 feet to a point, said point being the northwest corner of said Danner property; thence, with said Danner property west boundary, south 04 degrees 58 minutes east, 109.34 feet to the point of beginning; said tract containing 0.93 acres, more or less.

Being the same property conveyed to Thomas C. Scott, Trustee, with full power to sell, transfer, encumber and convey without the joinder of any beneficiary, by deed from First City National Bank of Houston, of record in Book 5040, Page 59, and re-recorded in Book 5044, Page 531, Register's Office for Davidson County, Tennessee.

OFFICIAL R

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 5393 PAGE 981

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
PROBATE FEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			475000.00- CAMT.	
			1235.00 CSTAX	
			.50 PRFEC	
			12.00 WDEED	
			CHECK 1247.50-	
7231	A	10/09/84	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

Oct 9 4 25 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0075571