I-84977

IDENTIF. REFERENCE RUSH

FEB 22 3 42 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

BOOK 6493 PAGE 173

Warranty Deed

From

STERCHI BROS. STORES, INC.

To

RICHARD NEIL TURNER and wife, CATHY ELLEN TURNER

Date February 22, 1985

Address New Owners:
Richard Neil Turner, et ux.
6749 Holt Road
Nashville, TN 37211

Send Tax Bills To:
(Same)

This instrument prepared by:
William F. Carpenter, III, Esq.
2100 One Commerce Place
Nashville, TN 37239

Map-Parcel Numbers:
Map 161
Parcel 182
6DU-71269

WARRANTY DEED

BOOK 6498 PAGE 174

THIS INDENTURE, made this 22nd day of February, A. D., 19 85, **between** STERCHI BROS. STORES, INC.,

a corporation organized under the laws of the State of **Tennessee, First Parties, and**

RICHARD NEIL TURNER and wife, CATHY ELLEN TURNER, / Nashville, **Tennessee, Second Parties,**

WITNESSETH: that said First Parties, for and in consideration of the sum of

——One Hundred Thousand and 00/100—————————— **Dollars ($100,000.00—)**

and other good and valuable consideration to us in hand paid by Second Parties, the receipt of which is hereby acknowledged,

STERCHI BROS. STORES, INC., First Parties herein,

~~have~~ has **granted, bargained, sold and conveyed, and** ~~do~~ does **hereby grant, bargain, sell and convey unto the said Second Parties the following described premises, to wit:**

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, Tennessse, 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 part of the same property conveyed to Sterchi Bros. Stores, Inc. by deed from Thomas C. Scott, Trustee, of record in Book 6399, page 977, said Register's Office.

This is unimproved property, known as Reserve Parcel B-1 of the Brentwood East Commercial Park, Davidson County, Tennessee, Map 161, Parcel 182, 6DU-71269.

with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims to homestead and dower therein. TO HAVE AND TO HOLD THE said premises to the said Second Parties, their heirs and assigns forever.

And said First Parties, for themselves and for their heirs, executors and administrators do hereby covenant with said Parties, their heirs, and assigns, that they are lawfully seized in fee simple of the premises above conveyed and have full power, authority and right to convey the same, and that said premises are free from all encumbrances except 1985 taxes and certain setback lines, easements, notes and limitations as shown on plats of record in Book 5200, page 213, and Book 5210, page 79, Register's Office of Davidson County,

and that they will forever warrant and defend the said premises and the title thereto against the lawful claims of all persons whomsoever.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF the said First Parties hereunder set their hands and seals the day and year first above written.

STERCHI BROS. STORES, INC.

.....(L. S.) By: R H Beam (L. S.)
R. H. Beam, President

.....(L. S.) .....(L. S.)

STATE OF TENNESSEE
COUNTY OF KNOX } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State R. H. Beam, President Sterchi Bros Stores Inc., corporation who, upon oath, acknowledged himself to be President of said /, the within named bargainorx with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at office, in Knox County, this 21st day of February 1985

Robert E. Nimes
Notary Public

My Commission expires My commission expires May 20, 1985

STATE OF _____
COUNTY OF _____ } ss.

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State _____

_____, the within named bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, in _____ County, this _____ day of _____ 19____

_____
Notary Public

My Commission expires _____

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $100,000.00. Affiant Richard Neil Primm

Subscribed and sworn to before me this 22 day of February 19 85

Notary Public Cecilia Cathey

11-1-87 comm. exp. date

KEITH PRESS, INC., PRINTERS, KNOXVILLE

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

RECEIVED OF _____ BOOK 6493 PAGE 176

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

100000.00- CAMT.
260.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 269.50-
3406A02/22/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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IDENTIF. REFERENCE

FEB 22 3 42 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 110743