THIS INSTRUMENT WAS PREPARED BY LOWE WATKINS, ATTORNEY, 16TH FLOOR, FIRST AMERICAN CENTER, NASHVILLE, TENN. 37238

BOOK 6537 PAGE 596

WARRANTY DEED

ADDRESS NEW OWNER AS AS FOLLOWS:	SEND TAX BILL TO:	MAP PARCEL NUMBERS:
Frances M. Southerland	same	60-14
Brick Church Lane		27- 28-39
Whites Creek, Tennessee 37189		

FOR AND IN CONSIDERATION of the sum of One Hundred Twenty-Seven Thousand Five Hundred Dollars ($127,500.00), cash in hand paid by FRANCES M. SOUTHERLAND, the receipt of which is hereby acknowledged. SOUTHERLAND'S, INC., (a Tennessee corporation, formerly Nashville Bedding Company, Inc.) has bargained and sold, and does hereby transfer and convey unto the said FRANCES M. SOUTHERLAND, her heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lots Nos. 61 to 72 inclusive, on the Plan of John J. Rucker's Subdivision of Lot No. 8 in the Second Plan of Brooklyn, as of record in Book 332, page 157, Register's Office for said County. Said Lots Nos. 61 to 72 inclusive front 50 feet each on the southerly side of Rucker Avenue and extend back between parallel lines 145 feet to a dead line, said Lot No. 72 running back with the easterly margin of Brooklyn Avenue. Included in the above description, but excluded therefrom, is that part of said property conveyed to State of Tennessee, by deed from M. H. Webb and wife, Ida Nell Webb, of record in Book 4049, page 662, Register's Office for Davidson County, Tennessee. Included in the above description, but excluded therefrom, is that part of said property conveyed to State of Tennessee, by deed from M. H. Webb and wife, Ida Nell Webb, of record in Book 4263, page 806, Register's Office for Davidson County, Tennessee. Being part of the property conveyed to M. H. Webb, by deed from Joe D. Burt and wife, Dilla Freeman Burt, of record in Book 2444, page 383, Register's Office for Davidson County, Tennessee. This is a general warranty deed with respect to the above-described property. Also, we quitclaim and convey to Nashville Bedding Company, Inc. all our right, title and interest in the following described property: A tract lying south of and adjoining the above described numbered lots. Said track fronts approximately 120 feet on the easterly margin of Brooklyn Avenue and extends between parallel lines eastwardly approximately 650 feet to the taking line of the I-65 Expressway, being the same property described in the quitclaim deed from M. H. Webb to Ida Nell Webb of record in Book 4657, page 512, of the Register's Office for Davidson County, Tennessee; and all intervening land lying between the Lots Nos. 61 to 72 inclusive mentioned above and the 145 foot depth lots fronting on the north side of Roger Williams Avenue as now located; and all intervening land, if any, lying between Lots 61 to 72 inclusive mentioned above, and the south boundary of Lot No. 9 on the Plan of Lots known as the Brooklyn Heights Plan or Page Land as of record in Book 19, page 505, Register's Office for said County, described in the deed to Nashville Bedding Company Inc., from M. H. Webb and wife of record in Book 4327, page 660, said Register's Office.

With respect to the land herein quitclaimed, we warrant the title thereto only as against the lawful claims of all persons claiming by, through, or under us and not further nor otherwise.

Being the same property conveyed to Nashville Bedding Company, Inc. by M. H. Webb and wife, Ida Nell Webb of record in Book 4721, page 518, Register's Office for Davidson County, Tennessee.

3797

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is One Hundred Twenty-Seven Thousand Five Hundred Dollars ($127,500.00).

Frances M. Southerland
AFFIANT

Subscribed and sworn to before me, this the 19th day of April, 1985.

Jean Brown
NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 10/15/86

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said FRANCES M. SOUTHERLAND, her successors, heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for a lease to E. E. Rivers, d/b/a C & S Company for a sign location.

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said Frances M. Southerland, her heirs and assigns, against the lawful claims of all persons.

WITNESS my hand this 19 day of April, 1985, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

I 9 8 0 6 5

IDENTIF. REFERENCE

APR 19 3 51 PM '85

FELIX A. ALDERMAN, III REGISTER
DAVIDSON COUNTY, TN

SOUTHERLAND'S INC., formerly
NASHVILLE BEDDING COMPANY, INC.

BY: Herman Southerland Jr. V. Pres.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Jean Brown, a Notary Public of the State and County aforesaid, personally appeared Herman Southerland Jr.; with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice Pres. of Southerland's, Inc., the within named bargainor, a corporation and that he as such Vice Pres., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice Pres.

Witness my hand and seal, at office in Nashville, Tennessee, this 19th day of April, 1985.

Jean Brown
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 10/12/86

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

BOOK 6537 PAGE 598

RECEIVED OF _____

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

127500.00- CAMT.
331.50 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 338.00-
9797A04/19/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I.9.8.0.6.5.

IDENTIF. REFERENCE

APR 19 3 51 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 126688