THIS INSTRUMENT PREPARED BY: ROLLIE L. WOODALL, Attorney at Law,
213 Third Avenue, North, Nashville, TN 372(

This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM
ROBERT E. ROBESON, TRUSTEE

TO
BRUCE G. DAVIS, TRUSTEE

For draftsman's use

ROLLIE L. WOODALL
Attorney at Law
213 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
(615) 254-3446

BOOK 6588 PAGE 150

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce G. Davis, Trustee (NAME)	SAME (NAME)	Map 128-18
P.O. Box 120398 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, TN 37212 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

J. I. 4. 7. 5. 0

IDENTIF. REFERENCE

JUN 20 4 04 PM '85

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 302,500.00 Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF June 19 85.

Notary Public

MY COMMISSION EXPIRES: July 27 1986.

(AFFIX SEAL)

For and in Consideration of the sum of three hundred and two thousand, five hundred and no one-hundredths ------($302,500.00)---------- **DOLLARS** cash in hand paid by Bruce G. Davis, Trustee, (hereinafter "Grantee") and other good and valuable consideration, the receipt and sufficiency of which are here by acknowledged; I, ROBERT E. ROBESON, Trustee with full power to sell, convey, mortgage, and transfer without joinder of any beneficiary, (hereinafter "Grantor")

have bargained and sold, and by these presents do transfer and convey unto the said Bruce G. Davis, Trustee with full power to sell, convey, mortgage, and transfer without joinder of any /beneficiary, his **heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:**

LAND in Davidson County, Tennessee, being Lot No. 2 on on the Plan of the H.L. Smith et ux, Interstate 40 and Highway 70 South, of record in Book 6250, Page 472, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

LOT NO. 2

BEGINNING at an iron pin located at the northwest corner of the Third National Bank Property, of record in Book 4577, page 155, said Register's Office, and being the southeast corner of the herein described Lot; thence North 08 deg. 47 min. East 467.24 feet to a concrete monument; thence North 06 deg.00 min. East 521.77 feet to a concrete monument in the easterly right-of-way of Interstate 40; thence with said right-of-way South 55 deg 18 min. West 406.14 feet to an iron pin; thence South 30 deg. 11 min. East 353.04 feet to an existing monument; thence South 16 deg. 47 min. West 363.46 feet to a 30-inch Sycamore Tree; thence South 34 deg. 13 min. East 42.86 feet to a concrete monument, being the northwest corner of Lot No. 1 and the southwest corner of the herein described lot; thence with the line between Lots Nos. 1 and 2, South 69 deg. 08 min. East 170.91 feet to the point of beginning, and containing 3.50 acres, more or less.

BEING part of the same property conveyed to Robert E. Robeson, Trustee with full power to sell, convey, mortgage, and transfer without the joinder of any beneficiary, by deed from Mable E. Smith, unmarried, of record in Book 6567, Page 1, Register's Office for Davidson County, Tennessee.

EASEMENTS

Further Grantor, for and in consideration of said sum and the following covenants which Grantee, by acceptance of delivery of this deed, undertakes, does hereby grant, bargain, sell, transfer, and convey unto Grantee, his heirs and assigns, a perpetual, non-exclusive right to construct and maintain upon Lot No. 1, as shown on the said Plan of record in Book 6250, Page 472, Register's Office for said County, said Lot No. 1 being owned by Grantor, an appurtenant easement running with the land for ingress and egress from and to U.S. Highway 70, which Grantee, his heirs, assigns, and successors in title, may pave entirely and shall maintain in a first-class manner, twenty-five (25) feet in width running generally from the southwest corner of said Lot No. 1 through the middle of said Lot No. 1 to the northeast corner thereof, reference to said recorded Plan hereby being made for the complete description and location thereof; provided, however, that Grantor reserves the right and power to, at his expense, relocate the course of the said easement to another location upon the said Lot No. 1 which shall properly serve Grantee's facility and which shall not be relocated at points where the grades for entry and exit are excessive. Grantor covenants that he shall provide and maintain any future shoulders or ditches for drainage, as may be required, without the borders of said easement.

Still further, Grantor, for and in consideration of said sum and the said covenants respecting these easements, which Grantee, by acceptance of delivery of this deed, undertakes, does hereby grant, bargain, sell, transfer, and convey unto Grantee, his heirs and assigns, an easement running with the land of approximately ten (10) linear feet along the southerly boundary of the said Lot No. 1, as shown on the said Plan of record in Book 6250, Page 472, Register's Office for said County, along U.S. Highway 70, adjacent and contiguous to the aforesaid ingress and egress easement for the purpose of Grantee erecting tha maintaining, at his expense, an identification sign. At such time as Grantor elects to relocate the said ingress and egress easement, Grantee shall relocate, at his expense, said identification sign so as to place it adjacent and contiguous to the relocated ingress and egress easement.

This conveyance is made subject to:

1. The Plan of record in Book 6250, Page 472, said Register's Office, which shows an Owner's Certificate and a ten-foot easement for public utility and drainage purposes along the easterly, westerly, and northerly lines of said Lot No. 2;

2. Property taxes for the year 1985, which have been pro-rated and assumed by Grantee;

3. Lack of direct access to a controlled Highway (Interstate 40);

4. Lack of direct access to a public road except by the aforesaid appurtenant easement;

5. An easement for a sewer line granted to the Harpeth Valley Utility District of Davidson and Williamson Counties, Tennessee, of record in Book 6510, Page 458, said Register's Office; and

6. The Property Owners maintainance agreement of record in Book 6569, Page 238, said Register's Office.

Form No. WD3a

BOOK 6588 PAGE 153

This is unimproved (X) improved ( ) property, known as U.S. Highway 70, South, Nashville, TN 37211
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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 and his heirs and assigns, forever.

And I do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered., except as aforesaid.

And the Grantor do/es further covenant and bind himself and his heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee and his heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 20th day of June, 1985, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert E Robeson, Trustee

Form No. WD3b

STATE OF TENNESSEE
Davidson County.

BOOK 6588 PAGE 154

Personally appeared before me, Herbert R. Rich, a Notary Public in and for said County and State, the within named Robert E. Robeson, Trustee with full power to sell, convey, mortgage, and transfer without joinder of any beneficiary,

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 20th day of June, 1985.

Herbert R. Rich Notary Public

Commission Expires July 27, 1986.

HERBERT R. RICH NOTARY PUBLIC DAVIDSON COUNTY

STATE OF .....
County of .....

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

_____

_____

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

Witness my hand and official seal at _____, Tennessee, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

_____

_____

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 _____ _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

Witness my hand and official seal at _____, _____, this _____ day of _____, 19___.

_____ Notary Public

Commission Expires_____

OFFICIAL RECEIPT

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

BOOK 6588 PAGE 155

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

302500.00- CAMT.
786.50 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 802.00-
0359A06/20/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J 1 4 7 5 0

IDENTIF. REFERENCE

JUN 20 4 04 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 146741