Prepared By: Milton W. Smith, Jr., Attorney
4301 Hillsboro Road
Nashville, TN 37215

MORTGAGEE: COU. INC.

WARRANTY DEED

BOOK 7058 PAGE 122

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Edwin B. Raskin, Trustee		
NAME:	NAME:	
110 Westwood Place	(same)	91-14/109
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Brentwood, TN 37027		91-15/6&7
(CITY) (P.O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) *Dollars,* and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged.

Third National Bank In Nashville, Trustee under the Will of W. C. Bilbro, deceased, and Commerce Union Bank, Successor Trustee under the Will of Joseph M. Warren, deceased, hereinafter called Grantors, *have this day bargained and sold, and do hereby transfer and convey unto the said* Edwin B. Raskin, Trustee with full power to sell, mortgage, convey, and encumber without the joinder of any beneficary, hereinafter called Grantee, his ..... *(successors), and assigns, certain real estate in Davidson County, Tennessee, as follows:*

[See attached sheet for legal description]

6 9 1 9 3

IDENTIFICATION REFERENCE

DEC 3 1 38 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 500,000.00

Subscribed and sworn to before me, this the 1st day of December, 1986

Affiant

My commission expires January 19, 1988
(Affix Seal)

Notary Public

TAX 1 0 1 1 8 7 1 2 9

unimproved( )

This is improved (XX) property, known as 5400-5418, Charlotte Pike, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town)

(Richland Creek Shopping Center)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Grantee, his ..... *(successors), and assigns forever.* We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1986 property taxes, deed of trust in Book 4833, page 250, and leases and easements of record in said Register's Office.

We *further covenant and bind* ourselves, our successors *and representatives, to warrant and forever defend the title to said real estate to said* Grantee, his *(successors), and assigns, against the lawful claims of all persons.*

Witness our hands *this* 1st *day of* December, 19 86 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Commerce Union Bank, Successor Trustee under the Will of Joseph M. Warren, deceased

By: M. Kirk Scobey, Senior Vice-President

By: Joe Dick, Vice-President

Third National Bank In Nashville, Trustee under the Will of W.C. Bilbro, deceased

By: Richard C. Gammel, Vice-President

Attest: Nicholas P. Burns, Trust Real Estate Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7058 PAGE 123

Personallly appeared before me..... *a Notary Public in and for said County and State*.....
.....
.....
the within named bargainor....., *with whom I am personally acquainted, and who acknowledged that* ..... *executed the within instrument for the purpose 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.....the undersigned.....*a Notary Public of the State and County aforesaid, personally appeared*..M. Kirk Scobey and Joe Dick.....
with whom I am personally acquainted, and who, upon oath, acknowledged.....(or proved to me on the basis of satisfactory evidence) them *self is be*..Senior Vice-President and Vice-President, respectively,.....*of the*..Commerce Union Bank.....
the within named bargainor, a corporation, and that .....they..... *he* as such Senior Vice-President and Vice-President *being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by* them *self as* Senior Vice-President and Vice-President, respectively.....

Witness my hand and seal, at office in.....Nashville, Tennessee.....
this.....1st.....*day of*.....December..... *19*..86.....

.....*Notary Public*

Commission expires January 19,1988.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared, Richard C. Gammel and Nicholas P. Burns, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themself to be Vice- President and Trust Real Estate Officer, respectively, of Third National Bank In Nashville, the within named bargainor, a corporation, and that they as such Vice-President and Trust Real Estate Officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by themself as Vice-President and Trust Real Estate Officer, respectively.

Witness my hand and seal, at office in Nashville, Tennessee this 1st day of December, 1986.

Commision Expires: January 19,1988

Notary Public

WARRANTY DEED

FROM

TO

Compliments of
Colonial Title Company
Suite 110, Continental Plaza
4301 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

TRACT NO. 1: Fee Simple Title and Leasehold Interest: Embraced within the following described land more particularly described by the survey of BARGE, WAGGONER, SUMNER & CANNON, dated October 4, 1972, is certain property (TRACTS NOS. II and III below) wherein GRANTORS hold only a leasehold interest, and GRANTORS herein convey only a leasehold interest in TRACTS NOS. II and III together with fee simple title in TRACT NO. I.

BEGINNING at the intersection of the north right of way of Charlotte Pike with the west right of way of Morrow Road; thence with said north right of way of Charlotte Pike on a curve to the right having a central angle of 3 deg. 02 min. 30 sec. and a radius of 3,413.96 feet, a distance of 181.24 feet to the southeast corner of a parcel owned by Esso Standard Oil Company; thence with Esso's east line North 9 deg. 06 min. West 85.0 feet; thence with Esso's north line, South 69 deg. 45 min. West 150.0 feet; thence with Esso's west line, South 9 deg. 06 min. East 85.0 feet to a point in the north right of way of Charlotte Pike; thence with said north right of way South 69 deg. 45 min. west 357.6 feet to a point in the centerline of Richland Creek, this point being the southeast corner of a subdivision known as Ford Leasing Development Company, of record in Book 3842, page 119; thence with the centerline of Richland Creek and the east line of said subdivision, as follows: North 00 deg. 28 min. West 467.5 feet; north 11 deg. 17 min. east 48.15 feet; north 24 deg. 22 min. east 93.03 feet to a point in the south right of way of Interstate Highway 40; thence with said south right of way north 67 deg. 22 min. east 60.00 feet and north 74 deg. 57 min. east 490.2 feet to the west right of way of Morrow Road; thence with said west right of way, south 8 deg. 03 min. east 511.97 feet to the point of beginning, containing 329.956 square feet, or 7.6 acres, more or less.

TRACT NO. II: Leasehold Interest: A tract of land in Metropolitan Nashville, Davidson County, Tennessee, described as follows:

BEGINNING on the west line of property conveyed to Esso Standard Oil Company, by deed from A. B. Oakley and wife, and T. H. Stump and wife, of record in Book 2445, page 537, Register's Office; at a point 85 feet north of the southwest corner of said property, said beginning point is also 85 feet north of the northerly margin of Charlotte Pike, as widened; thence with the west line of Esso Standard Oil Company's property, northwardly 157 feet to a point; thence eastwardly 150 feet to a point on the easterly margin of said property conveyed to Esso Standard Oil Company, by deed of record in Book 2445, page 537, Register's Office, which is 242 feet from the northerly margin of Charlotte Pike; thence with the east line of said property, southwardly 157 feet to a point; thence westwardly on a line parallel to Charlotte Pike, 150 feet to the point of beginning.

TRACT NO. III: Leasehold Interest: The premises located on the northwest corner of Charlotte Road and Morrow Road, Nashville, Davidson County, Tennessee, and more particularly described as follows:

Being the property located at the northwest corner of Charlotte Avenue and Morrow Road, which fronts approximately 180 feet on the north side of Charlotte Avenue and runs back approximately 184-1/2 feet along the west side of Morrow Road, and being all of the property owned at that location by Gordon R. Womack and wife, Aileen Womack.

Being the same property conveyed to Third National Bank In Nashville and Edwin B. Raskin, Trustee, by deed from Cou, Inc., a Tennessee corporation, of record in Book 4833, page 243, said Register's Office, with Third National Bank In Nashville purchasing the land only and Edwin B. Raskin, Trustee, purchasing the improvements only on said premises.

Although silent in said deed, Third National Bank In Nashville acquired its fee and leasehold interests in said premises as Trustee under the Will of W. C. Bilbro, deceased, and as Trustee under the Will of Joseph M. Warren, deceased. Commerce Union Bank is now Successor Trustee under the Will of Joseph M. Warren, deceased, as evidenced by deed from Third National Bank In Nashville of record in Book 7054, page 114, said Register's Office.

For clarification purposes, the fee estate of TRACT NO. I conveyed herein is designated as Parcel 109 on TAX Map 91-14, and contains 6.35 acres, more or less, according to the TRUSTEE'S Office for Nashville and Davidson County, Tennessee. The leasehold interests of TRACTS NOS II and III conveyed herein are designated as Parcels 6 and 7 on TAX MAP 91-15.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7058 PAGE 125

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

500 [illegible].00- CAMT.
140[illegible].0 CSTAX
.50 PRFEE
9.00 WDETD
CHECK 1409.50-
279[illegible]/03/86 DAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 9 1 9 3

IDENTIFICATION REFERENCE

Dec 3 1 38 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 18604