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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $275,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF September, 1987

Notary Public

MY COMMISSION EXPIRES: 3-11-90

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Graham B. Boyce, Attorney, 2300 21st Avenue, So., Nashville, Tn 37212
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
T. Turner Snodgrass, Trustee		69-12-1
(NAME)	(NAME)	
2300 21st Avenue, South	same	13DA-52855
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tn 37212		
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Clifford L. Maxwell and wife, Ruby M. Maxwell

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO T. Turner Snodgrass, Trustee with full power to sell, mortgage, transfer and convey

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

(SEE ATTACHED EXHIBIT "A" FOR FULL AND COMPLETE DESCRIPTION)

The address of the mortgagee is Mr. Clifford L. Maxwell, et ux, 801 Crestwood Drive, Nashville, Tennessee 37204, holders of a deed of trust note, secured by a deed of trust of even date with this deed.

67246

IDENTIFICATION REFERENCE

Sep 22 1:00 PM '87

DAVIDSON COUNTY, TN

x located at Hydes Ferry Pike and Clarksville Highway, Nashville, Tennessee

Witness our hand s this 21st day of September, 1987

Clifford L. Maxwell

Ruby M. Maxwell

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STATE OF TENNESSEE
Davidson County

Personally appeared before me, Jan R. Miles, a Notary Public in and for said County and State, the within named Clifford L. Maxwell and Ruby M. Maxwell

the bargainor s, 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 Nashville, Tennessee, this 21st day of September, 1987.

Commission Expires 3/11/90

Jan R. Miles
Notary Public

STATE OF TENNESSEE
Davidson County

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 _____

WARRANTY DEED

FROM
Clifford M. Maxwell, et ux

TO
T. Turner Snodgrass, Trustee

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 – 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

continuing with the western line of said shopping center property south 08 degrees 28 minutes 34 seconds west 115.92 feet to the point of beginning.

Containing 18.157 acres more or less.

Being part of the same property devised to Clifford L. Maxwell by Will of Mollie D. Walkup of record in Will Book 107, page 164 County Court Clerk's Office for Davidson County, Tennessee and being subject to easements of record for power lines, poles, apparatuses, maintenance, etc. to the Metropolitan Government Power Board as of record in Deed Book 3795, page 829, of R.O.D.C., Tennessee, and also subject to 150 foot TVA easement of record in Book 3795, page 830 R.O.D.C., Tennessee.

DEED DESCRIPTION

Property located in the 13th civil district of Nashville, Davidson County, Tennessee, and being more particularly described according to a survey by Wamble and Associates on February 23, 1987, as follows:

Beginning at an iron rod, set this survey, located on the northern right-of-way of Hydes Ferry Pike (state route 12), said rod also being 694.40 feet in a westerly direction from an existing concrete highway right-of-way monument at the northwest intersection of said northern right-of-way and the western right-of-way of Clarksville Pike (United States Highway 41A, State route 112). Thence, following said northern right-of-way with a bearing of north 31 degrees 22 minutes 55 seconds west a distance of 471.58 feet to an iron rod. Set this survey; thence, leaving said northern right-of-way north 19 degrees 34 minutes 07 seconds west 123.24 feet to an iron rod, set this survey; said rod being the northeast corner of property conveyed to Earl T. Hutchens by record in Deed Book 4532, page 922 R.O.D.C., Tennessee; Thence, north 70 degrees 33 minutes 02 seconds west 298.07 following Hutchens north line and the north lines of property conveyed to W. W. Espey, Deed Book 1555, page 387 R.O.D.C., Tennessee; Ronald J. Hutton, Deed Book 4935, page 283 and part of the north line of property conveyed to John W. Malone, et ux Deed Book 4194, page 972 R.O.D.C., Tennessee, to an iron rod (set this survey); said rod also being the southeast corner of property conveyed to the Metropolitan Nashville Government Power Board Deed Book 3795, page 829 R.O.D.C., Tennessee; thence, following the easterly boundary of said government property north 19 degrees 27 minutes 57 seconds east, 450.56 feet to an iron rod. Set this survey; said rod being the northeast corner of aforementioned government property; thence following the northern boundary of said government property, north 70 degrees 32 minutes 05 seconds west 437.30 feet to an existing iron rod; said rod being at the intersection of the north line of aforementioned government property and the easterly line of a 150 foot wide Tennessee Valley Authority easement as referenced in the aforementioned government property deed; thence following the common northwest boundary of said government property and the easterly line of said 150 feet easement south 45 degrees 08 minutes 10 seconds west, 175.51 feet to an iron rod. Set this survey; said rod being at the intersection of the westerly boundary of said government property and the southern right-of-way of Abernathy Road; said rod also being the northeast corner of property conveyed to Joe A. Green et ux Deed Book 5621, page 474 R.O.D.C., Tennessee; thence, leaving said southern right-of-way, north 05 degrees 36 minutes 35 seconds east 127.19 feet to an existing iron rod, said rod being the northeast corner of property conveyed to M. A. Moskovitz, Deed Book 4850, page 157 R.O.D.C., Tennessee; and the southeast corner of property conveyed to O. H. Abernathy Jr. et ux, Deed Book 2810, page 381 R.O.D.C., Tennessee; thence, following the eastern line of said Abernathy property along the centerline, more or less, of the remnants of an existing rock wall and fence line, north 04 degrees 35 minutes 57 seconds east, 160.34 feet to an iron rod. Set this survey; thence, continuing along centerline, more or less, or said rock wall and fence line with the southern boundary of said Abernathy property, north 87 degrees 12 minutes 44 seconds east 819.05 feet, to an existing iron rod. Said rod being in the center of said rock wall and also being the southeast corner of said Abernathy property and the southwest corner of property conveyed to W. M. McInturff et ux & J. A. Lewis et ux, Deed Book 6529, page 121 R.O.D.C., Tennessee; thence continuing along centerline, more or less, of said rock wall and fence line with the southern line of said McInturff and Lewis property, north 86 degrees 08 minutes 27 seconds east, 388.59 feet to an iron rod. Set this survey; said rod being on the western right-of-way of Clarksville Pike (United States Highway 41A, state route 112); thence, following said western right-of-way south 26 degrees 39 minutes 13 seconds east 346.06 feet to an iron rod; set this survey; said rod being the northeast corner of property known as the Northgate Shopping Center, being part of the property devised to Clifford L. Maxwell in Will Book 107, page 164 County Court Clerk's Office for Davidson County, Tennessee; thence, leaving said western right-of-way with the northern line of said shopping center property south 63 degrees 21 minutes 44 seconds west, 470.00 feet to an iron rod. Set this survey; said rod being the northwest corner of said shopping center property; thence with the western line of said shopping center property south 26 degrees 38 minutes 47 seconds east 503.94 feet to an iron rod, set this survey; thence,

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

275000.00- CAMT.
770.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 782.50-
4956A09/22/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 7 2 4 6

IDENTIFICATION REFERENCE

SEP 22 10 00 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 18575