Box 57
JNP

BOOK 7489 PAGE 205

4976 03/10 0101 03CHECK 249.30

Address New Owner as follows:

Carter C. Butler
329 Clofton Drive
Nashville, Tennessee 37221

Send tax bills to:

Same

Map-Parcel No:

Tract I: 142-14-205
Tract II: 142-14-206

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CLARENCE SUTHERLAND, III and wife, SUSAN C. SUTHERLAND,** hereinafter collectively called Grantor, has bargained and sold, and by these presents does transfer and convey unto **CARTER C. BUTLER,** his heirs and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, his heirs, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that they are lawfully seized and possessed of said property, that they have a good right to convey it, and that the same is unencumbered except for those matters set forth on Exhibit "B" attached hereto and made a part hereof, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds themselves, their heirs, assigns and representatives to warrant and forever defend the title to said property to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

GRANTOR HEREBY expressly reserves for the use and benefit of the adjoining property known as Bellevue Plaza Commercial Condominium, as shown on the plan of record in Book 5800, page 45, Register's Office for Davidson County, Tennessee, and this conveyance is further subject to, the easement described on Exhibit "C" attached hereto and made a part hereof.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 8th day of March, 1988.

Clarence Sutherland III
CLARENCE SUTHERLAND, III

Susan C. Sutherland
SUSAN C. SUTHERLAND

11884

IDENTIFICATION REFERENCE

MAR 10 3 46 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Clarence Sutherland, III and wife, Susan C. Sutherland, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee on this the 8th day of March, 1988.

NOTARY PUBLIC

My commission expires: 11-3-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $83,500.00.

AFFIANT

Sworn to and subscribed before me this the 8th day of March, 1988.

NOTARY PUBLIC
My commission expires: 11-3-88

This instrument was prepared by:

John N. Popham
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

EXHIBIT "A"

Property Description

Tract I

Being that portion of the tract or parcel of land shown as "Reserved for Future Development" on the Plan of Harpeth Valley Park, Section 6, of record in Plat Book 5800, page 45, Register's Office for Davidson County, Tennessee, remaining after the conveyance of a portion of said reserve tract or parcel by deed of record in Book 6359, page 8, said Register's Office and the recording of the Final Plat of Harpeth View Estates of record in Plat Book 6250, page 211, said Register's Office, and being more particularly described as follows:

Beginning at a point in the northerly right of way margin of Clofton Drive, said point being 351.7 feet more or less from the easterly right of way margin of Old Harding Pike; thence continuing with the northerly right of way margin of Clofton Drive and with a curve to the left having a radius of 2,056.20 feet and a length of 134.24 to a point; thence S 56° 47' 07" E 27.80 feet to a point being the southwest corner of Lot 1 as shown on the Final Plat of Harpeth View Estates of record in Book 6250, page 211, Register's Office for Davidson County, Tennessee; thence with the westerly line of said Lot 1, N 38°-43' E 220.27 feet to a point; thence with the southerly right of way margin of the L&N Railroad and with a curve to the right having a radius of 5,569.83 feet and/or length of 111.74 feet to a point, being the northeast corner of Lot 2 as shown on the Plan of Harpeth Valley Park, Section 6, of record in Plat Book 5800, page 45, said Register's Office; thence leaving said margin with the easterly line of said Lot 2, S 38°-43' W 138.33 feet to a point, being the southeasterly corner of said Lot 2; thence with the southerly line of said Lot 2, N 51°-17' W 50.0 feet to a point, being the southwesterly corner of said Lot 2; thence S 38°-43' W 73.98 feet to the point of beginning.

Being a part of the same property conveyed to Clarence Sutherland, III and wife, Susan Sutherland by deeds of record in Book 5772, page 34 and page 38, Register's Office for Davidson County, Tennessee.

TRACT II

Being Lot 2 as shown on the Plan of Harpeth Valley Park, Section 6, of record in Plat Book 5800, page 45, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Together with a 50 foot wide easement for ingress and egress to and from said Lot 2 as shown on the Plan of Harpeth Valley Park, Section 6, of record in Plat Book 5800, page 45, said Register's Office and further described in the deed of record in Book 5886, page 857, said Register's Office, to which reference is here made for a more complete description, a portion of which easement is now contained within the bounds and right-of-way of Clofton Drive, a public street and right-of-way dedicated pursuant to the Final Plat of Harpeth View Estates of record in Plat Book 6250, page 211, said Register's Office.

Being the same property conveyed to Clarence Sutherland, III and wife, Susan Sutherland by deed from Neil McDade and wife, Ruth Cline McDade of record in Book 5886, page 857, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Exceptions to Title

Tract I:

1. Taxes for the year 1988 are a lien, but not yet due and payable.

2. Deed of Trust executed by Walter B. Williams and wife, Marjorie L. Williams and Marion J. Williams and wife, Nellie Jean Williams to L.W. Richardson, et al., Trustees, of record in Book 4713, page 168, Register's Office for Davidson County, Tennessee, dated June 1, 1973, to secure to Home Beneficial Life Insurance Company an indebtedness in the amount of $175,000.00 subject to the terms and conditions therein.

3. Assignment of Leases, Rents and Profits executed by Walter B. Williams and wife, Marjorie L. Williams and Marion J. Williams and wife, Nellie Jean Williams to Home Beneficial Life Insurance Company, Trustee, of record in Book 4713, page 173, said Register's Office.

4. All-inclusive Deed of Trust executed by Clarence Sutherland, III and wife, Susan C. Sutherland to Ervin M. Trustee, of record in Book 5772, page 43, said Register's Office, to secure payment of a note dated July 1, 1981 in the amount of $270,000.00 subject to the terms and conditions therein.

5. Deed of Trust executed by Clarence Sutherland and wife, Susan C. Sutherland in favor of First American Bank of Nashville, N.A. dated February 4, 1983 of record in Book 6025, page 258, said Register's Office, made applicable to the insured property by Substitution of Collateral and Amendment to Deed of Trust of record in Book 6099, page 146, said Register's Office.

6. Conditions of owner's certificate, easements for utilities, drainage and access, and other matters shown on the Plan of Harpeth Valley Park, Section 6, of record in Book 5800, page 45, said Register's Office.

7. Grant of transmission line easement and rights incident thereto contained in an instrument dated March 16, 1954 executed by Stewart Swope Fleming, Jr. and Margaret D. Fleming to the United States of America of record in Book 2271, page 192, said Register's Office.

8. Easement for ingress and egress to and from Tract II conveyed hereby as shown on the Plan of Harpeth Valley Park, Section 6, of record in Book 5800, page 45, said Register's Office, and as described and set forth in the deed of record in Book 5772, page 38, said Register's Office, and as further described in the deed of record in Book 5886, page 857 and by this deed.

Tract II:

1. Taxes for the year 1988 are a lien, but not yet due and payable.

2. Conditions of owner's certificate, easements for utilities, drainage and access, and other matters shown on the Plan of Harpeth Valley Park, Section 6, of record in Book 5800, page 45, said Register's Office.

3. Grant of transmission line easement and rights incident thereto contained in an instrument dated March 16, 1954 executed by Stewart Swope Fleming, Jr. and Margaret D. Fleming to the United States of America of record in Book 2271, page 192, said Register's Office.

4. Rights of parties in possession under any unrecorded lease agreements, including but not limited to any extension of the lease agreement between Neil McDade and wife, Ruth Cline McDade and the U.S. Postal Service dated November 9, 1955 referenced in the deed of record in Book 5886, page 857, said Register's Office.

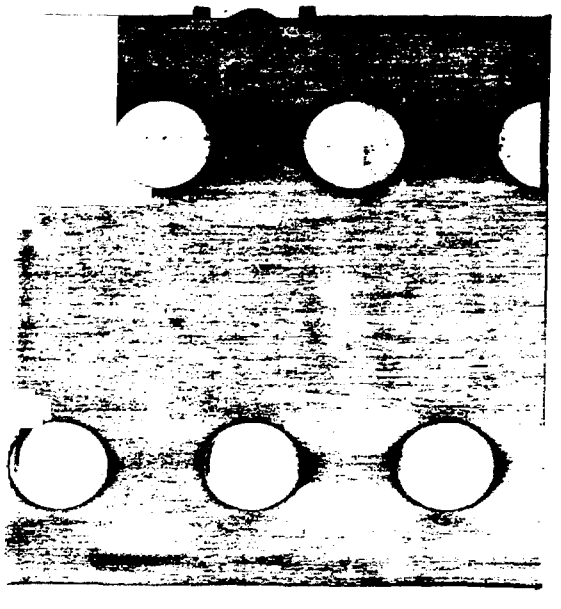
EXHIBIT "C"

Easement for Ingress and Egress

A perpetual easement of egress, ingress and regress over and upon a 50 foot wide portion of Tract I conveyed herein, said easement being described as follows:

Being the same as that certain 50 foot wide easement for ingress and egress to and from Lot 2 as shown on the Plan of Harpeth Valley Park, Section 6, of record in Plat Book 5800, page 45, said Register's Office, and further described in the deed of record in Book 5886, page 857, said Register's Office, to which reference is here made for a more complete description, a portion of which easement is now contained within the bounds of right-of-way of Clofton Drive, a public street and right-of-way dedicated pursuant to the final Plat of Harpeth View Estates of record in Plat Book 6250, page 211, said Register's Office.

This non-exclusive easement is reserved and shall serve and be for the benefit and use of Bellevue Plaza Commercial Condominium Development as shown on the Plan of record in Book 5800, page 45, Register's Office for Davidson County, Tennessee, and any portion, subdivision or lot included therein. It is understood and agreed that this easement is reserved for the purpose of pedestrian and vehicular traffic to and from Bellevue Plaza Commercial Condominium Development by the representatives, employees, agents, customers, business guests, busienss visitors, licensees and invitees of any owner or lessee of all or any portion of said property.



OFFICIAL RECEIPT

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

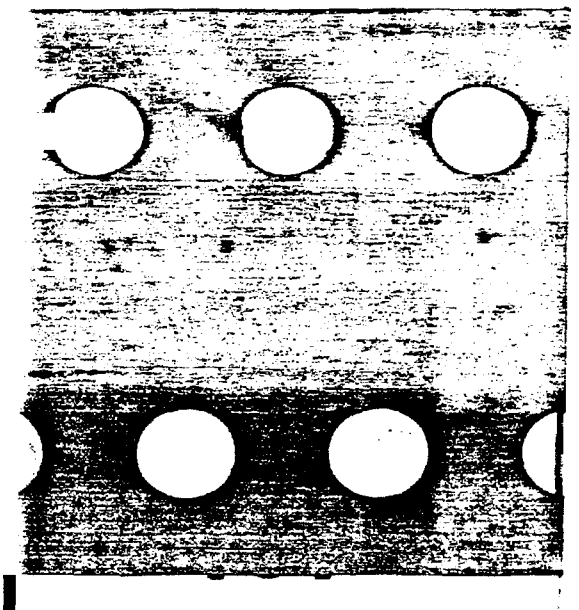
RECEIVED OF _____

FOR _____

BOOK 7489 PAGE 210

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

[illegible]	83500.00
DON TX	233.80
PRFEE	0.50
MMEED	15.00
TOTAL	249.30
CHECK	249.30

11884.

IDENTIFICATION REFERENCE

MAR 10 3 46 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

03/10/88 01 15:50 0001 4976

No. 69625