WD/Individual

Address New Owner as follows:	Send tax bills to:	Map-Parcel:
William R. Long 4503 Everett Drive Nashville, Tennessee 37215	William R. Long c/o Hostettler Realty Company P.O. Box 150685 Nashville, TN 37215	Map 42, Parcel 14-A-001 through 14-A-009 (Condominium)

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, and for a further consideration the Grantee has assumed and agrees to pay the unpaid principal balance of an indebtedness in the present amount of Two Hundred Twenty-Seven Thousand Six Hundred Ninety-Six Dollars and Sixty-Four Cents ($227,696.64) evidenced by an All-Inclusive Wrap Around Note in the original principal sum of Two Hundred Seventy Thousand Dollars ($270,000.00) secured by an All-Inclusive Deed of Trust of record in Book 5772, page 43, Register's Office for Davidson County, Tennessee, which wraps around and includes an indebtedness in the original principal sum of One Hundred Seventy-Five Thousand Dollars ($175,000.00) secured by a Deed of Trust of record in Book 4713, page 168, said Register's Office, **CLARENCE SUTHERLAND, III** and wife **SUSAN C. SUTHERLAND**, hereinafter collectively called Grantor, have bargained and sold, and by these presents do transfer and convey unto **WILLIAM R. LONG**, hereinafter called Grantee, his heirs and assigns, certain improved real property lying and being situated in the County of Davidson, State of Tennessee, and more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, known as Bellevue Plaza Commercial Condominium Development and being Lot No. 1 as shown on the Plan of Harpeth Valley Park, Section 6, as of record in Plat Book 5800, page 45, Register's Office for Davidson County, Tennessee, as supplemented by the Plat of Bellevue Plaza Commercial Condominium Development, of record in Plat Book 5800, page 54, said Register's Office, to all of which reference is hereby made for a more complete description, together with all of the condominium Units and Common Elements located and situated thereon as created and established by the Master Deed for Bellevue Plaza Condominiums of record in Book 5890, page 265, said Register's Office, to which reference is hereby made for a more complete description.
>
> Being part of the same property conveyed to Clarence Sutherland, III and wife Susan C. Sutherland by deed from Robert C.H. Mathews, Jr., Trustee of record in Book 5772, page 38, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said property, including said condominium Units and Common Elements, and the improvements situated thereon, together with the appurtenances, easements, estate, title and interest thereto belonging, to the said Grantee, his heirs, representatives and assigns forever.

AND GRANTORS COVENANT 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 "A" attached hereto and made a part hereof by reference, to all of which this conveyance is made subject.

AND GRANTORS further covenant and bind 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 except as to those matters set forth herein to which this conveyance is made subject.

GRANTORS do hereby designate and appoint Grantee as successor Developer under the Master Deed For Bellevue Plaza Condominiums to succeed to all of the rights and obligations of the Developer thereunder, which succession Grantee, by his acceptance of this deed, does hereby adopt and assume.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 17th day of May, 1990.

Clarence Sutherland III
CLARENCE SUTHERLAND, III

Susan C Sutherland
SUSAN C. SUTHERLAND

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 (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, on this 17th day of May, 1990.

Linda S Phillips
NOTARY PUBLIC

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

My commission expires: 11/27/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $435,000.00.

W R [illegible] 5/17/90
AFFIANT

Sworn to and subscribed before me this 17th day of May, 1990.

Gail A. Decker
NOTARY PUBLIC

NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

My commission expires: 9-25-93

This instrument was prepared by:
John N. Popham
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

EXHIBIT "A"

Encumbrances, Liens and Other Matters

Sutherland Property - Davidson County

1. Real property taxes for the year 1990.

2. Minimum building setback lines, building restrictions, easements, access limitations, conditions of owner's certificate, notes and other matters 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.

3. Minimum building setback lines, building restrictions, easements, access limitations, conditions of owners certificate, notes and other matters shown on the Plat of Bellevue Plaza Commercial Condominium Development of record in Plat Book 5800, page 54, Register's Office for Davidson County, Tennessee.

4. Deed of Trust executed by Walter B. Williams and wife, Margie 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, said Register's office, 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.

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

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

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 Lot 2 on the Plan of Harpeth Valley Park, Section 6, of record in Book 5800, page 45, said Register's Office, as shown on said Plan and as described and set forth in the deed of record in Book 5772, page 38, said Register's Office.

9. Terms, conditions, provisions, covenants, restrictions, charges, and liens contained in and imposed by the Master Deed for Bellevue Plaza Commercial Condominium of record in Book 5890, page 265, said Register's Office, and the provisions and requirements of the Tennessee Horizontal Property Act, T.C.A. Sec. 66-22-101 et. seq., as the same may be from time to time amended.

10. Building, zoning or other governmental ordinances or regulations, now or hereafter in effect, affecting the above described property.

11. Rights-of-way, if any, for any streets or roads which adjoin the above described property.

12. Sign License Agreement of record in Book 7589, page 872, said

Register's Office.

13. The plat of record in Book 3600, page 93, said Register's Office, and surveys of Barge, Waggoner and Sumner, Inc., dated April 23, 1968 and Southern Land Surveying, Inc. dated May 15, 1973 show 12" and 10" sewer lines along the westerly property line of the property.

14. The charter right-of-way of the L & N Railroad which adjoins the northerly boundary of the property.

15. Rights of tenants in possession under unrecorded lease agreements.

16. The Final Plat of Harpeth View Estates of record in Book 6250, page 211, said Register's Office shows the location of Clofton Drive, formerly Gaddes Drive, a private road, across the southerly boundary of the property and the location of a 20 foot easement for sanitary sewer in the westerly portion of the portion.

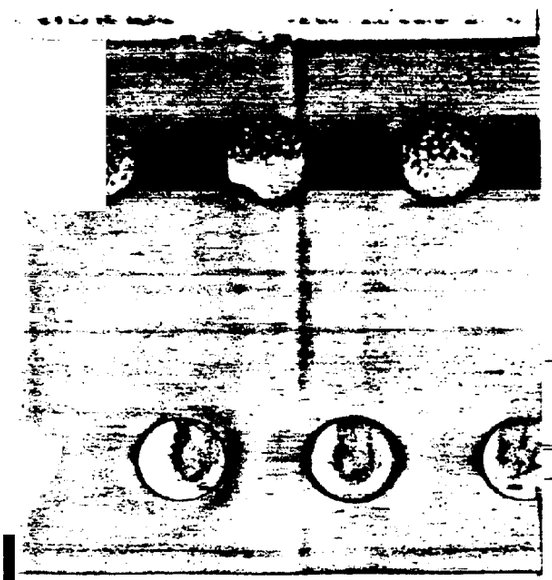
2728 05/18 0101 03CHECK 1448.50

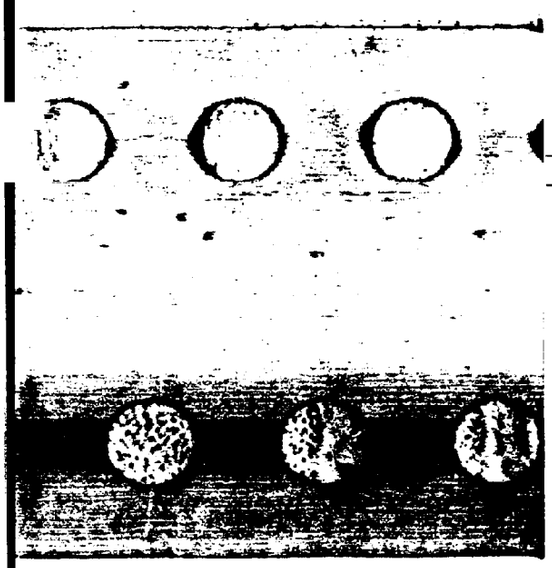
27176

TRENTHEFFERENCE

MAY 18 8 42 AM '90

RUSH





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8111 PAGE 671

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

CAMT 435000.00
CON TX 1435.50
PRFEE 1.00
WDEED 12.00
TOTAL 1448.50
CHECK 1448.50

05/18/90 01 08:45 0001 2728

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

27176

IDENTIFI REFERENCE

MAY 18 8 42 AM '90

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 320166