This instrument prepared by:
H. Marshall Greene, Esq.
GREENE & GREENE
323 Union Street
P. O. Box 198768
Nashville, Tennessee 37219-8768

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LIMITED WARRANTY DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel No.
Susan S. Sutherland	Same	131-13-48
5415 Stanford Drive		
Nashville, Tennessee 37215		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, Mundaca Investment Corporation, a Tennessee corporation (hereinafter referred to as the "Grantor"), does hereby transfer and convey unto Susan S. Sutherland an individual (hereinafter referred to as the "Grantee") and to the said Grantee's heirs, successors, and assigns certain real estate in the County of Davidson, State of Tennessee, and particularly described as follows:

SEE EXHIBIT A ATTACHED HERETO

TO HAVE AND TO HOLD said real property with the appurtenances, estate, title and interest thereto belonging to the said Grantee, her heirs, successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of the real estate in fee simple, has good right to convey it, and that the same is unencumbered, except for the following: (1) taxes for the current year; (2) matters shown on the Plat; and (3) all visible easements and encroachments. Grantors further covenant and bind themselves, their heirs, successors and representatives to forever defend the title to said real estate to the said Grantee and to the said Grantee's heirs and assigns against the lawful claims of all persons, claiming by or through the Grantor, but not otherwise.

IN TESTIMONY WHEREOF, the Grantor has caused this Limited Warranty Deed to be executed, this 6th day of May, 1994.

MUNDACA INVESTMENT CORPORATION

BY: R Douglas Cutler

ITS: President

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Before me, Annette Roberts, a Notary Public in and for the County and State aforesaid, personally appeared R. Douglas Cutler, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged himself to be the President of Mundaca Investment Corporation, the within named bargainor, and that he executed the foregoing instrument for the purposes therein contained by signing his name as such President.

Witness my hand and seal, at office in Brentwood, Tennessee, this 6th day of May, 1994.

Annette Roberts
Notary Public

My commission expires:

1-25-97

ANNETTE ROBERTS NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value for this property (whichever is greater) is One Hundred Fifty Seven Thousand Five Hundred Dollars ($157,500.00) and no other monetary consideration.

Susan S. Sutherland
AFFIANT

Sworn to and subscribed before me this 10th day of May, 1994.

Susan B. Evans
NOTARY PUBLIC

My commission expires:
October 6, 1996

6658 05/16 0101 03CHECK 599.75

50616
IDENTIF. + REFERENCE

94 MAY 16 PM 4:16
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

j:\mundaca\warranty.dee

EXHIBIT "A"

TRACT I

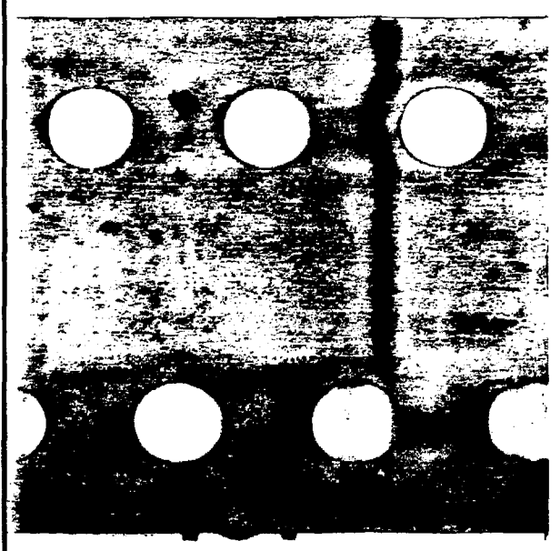
land in Davidson County, Tennessee, being part of Lot No. 54 on the map of the Revised Plan of Westwood, said part being further described as follows: Beginning at the common corner of Lots 39 and 40, thence with the line between Lots 40 and 54 in a northerly direction 100 feet to the common corner of Lots 40, 41, and 54, thence northwesterly with Lots 41 and 54 123 feet to the common corner of Lots 41, 42, and 54, and continuing in a northwesterly direction with the common line of Lots 42 and 54 130 feet to a point, said point being common to Lots 42, 43, 54, and 55. Thence with the common line between Lots 55 and 54 in a southwesterly direction 222 feet to a point, thence continuing between said lots in a southwesterly direction 285 feet to a point, thence leaving same to right angles in a southeasterly direction 87 feet, more or less, to a point. Thence northeasterly 154 feet, more or less, to a point, thence northeasterly 252 feet, more or less, to the point of beginning. Being the same property conveyed to William P. Sutherland and Wife, Susan S. Sutherland, by Warranty Deed from William T. Sutherland and Wife, Nancy L. Sutherland, to William P. Sutherland and Susan S. Sutherland, said Warranty Deed being recorded at Book 4732, Page 261, and corrected by Deed of Correction in Book 4744, page 628, RODC, along with an ingress-egress easement which is more particularly described as follows: "30 feet of ingress-egress across lot 54 is also granted herein as is all necessary right of way across lots 53 and 32, from the property above described to Stanford Dr., as was granted to the said Grantors by Thomas Bates Walker and wife Alice Warwick Walker of record in Book 2016, page 364, said Register's Office."

Being the same property conveyed to Mundaca Investment Corporation as to the interest of William P. Sutherland, by deed from Stephen F. Wood, Jr., as Substitute Trustee of record in Book 8914, page 356, said Register's Office.

Beginning at the western most common corner of lots 39 and 40 on the Plan of Westwood; thence westerly 252 feet more or less to a point; thence southwesterly 154 feet more or less to a point; thence west northwesterly 87 feet more or less to a point; thence south, south/southwest to the common corner of lots 55, 54 and 52 on the Plan of Westwood; thence south, southeast 150 feet to a point; thence southeast 201 feet more or less to a point, thence north 2° 30' east 347 feet more or less to a point; thence north 80° 47' east 261 feet more or less to a point; thence north 119 feet to the point of beginning.

Being the same property conveyed to Mundaca Investment Corporation as to the interest of William P. Sutherland, by deed from H. Marshall Greene, as Substitute Trustee of record in Book 9336, page 893, said Register's Office.





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

RECEIVED OF _____

FOR _____

BOOK 9346 PAGE 583

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
157500.00
CON TX 582.75
PRFEE 1.00
WDEED 16.00
TOTAL 599.75
CHECK 599.75

05/16/94 01 16:15 0001 6658

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50616
IDENTIF. ↑ REFERENCE

94 MAY 16 PM 4:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 791681