THIS INSTRUMENT PREPARED BY:

PICK-UP

Watkins, McGugin, McNeilly
& Rowan, PLLC
214 2nd Avenue, North, Suite 300
Nashville, TN 37201-1638

Instr:200003010020273 Page: 1 OF 3
REC'D FOR REC 03/01/2000 3:52:42PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $582.75

QUITCLAIM DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
H. Herman Southerland, Jr., et ux. P.O. Box 70129 Nashville, TN 37207	Same	Map: 60-14 Par: 39

STATE OF TENNESSEE}
COUNTY OF DAVIDSON)

The actual consideraton for this transfer is $157,500.00.

H. Herman Southerland Jr.
Affiant

SUBSCRIBED AND SWORN to before me this 1 day of February, 2000.

Kay B Smith III
Notary Public

My Commission Expires: March 29, 2003

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, FRANCES M. SOUTHERLAND, an unmarried person, by these presents does hereby quitclaim and convey unto H. HERMAN SOUTHERLAND, JR., and wife, CONNIE J. SOUTHERLAND, there heirs, successors and assigns, all of her right, title and interest in and to the following described tract of land in Davidson County, Tennessee:

TRACT I

PARCEL A

Land in Davidson County, Tennessee, being Lots Nos. 61 to 72 inclusive, on the Plan of John J. Rucker's Subdivision of Lot No. 8 in the Second Plan of Brooklyn, as of record in Book 332, page 157, Register's Office for said County. Said Lots Nos. 61 to 72 inclusive front 50 feet each on the southerly side of Rucker Avenue and extend back between parallel lines 145 feet to a dead line, said Lot No. 72 running back with the easterly margin of Brooklyn Avenue. Included in the above description, but excluded therefrom, is that part of said property conveyed to State of Tennessee, by deed from M. H. Webb and wife, Ida Nell Webb, of record in Book 4049, page 662, Register's Office for Davidson County, Tennessee. Included in the above description, but excluded therefrom, is that part of said property conveyed to State of Tennessee, by deed from M. H. Webb and wife, Ida Nell Webb, of record in Book 4263, page 806, Register's Office for Davidson County, Tennessee. Being part of the property conveyed to M. H. Webb, by deed from Joe D. Burt and wife, Dilla Freeman Burt, of record in Book 2444, page 383, Register's Office for Davidson County, Tennessee.

PARCEL B

A tract lying south of and adjoining the above described numbered lots. Said track fronts approximately 120 feet on the easterly margin of Brooklyn Avenue and extends between parallel lines eastwardly approximately 650 feet to the taking line of the I-65 Expressway, being the same property described in the quitclaim deed from M. H. Webb to Ida Nell Webb of record in Book 4657, page 512, of the Register's Office for Davidson County, Tennessee; and all intervening land lying between the Lots Nos. 61 to 72 inclusive mentioned above and the 145 foot depth lots fronting on the north side of Roger Williams Avenue as now located; and all intervening land, if any, lying between Lots 61 to 72 inclusive mentioned above, and the south boundary of Lot No. 9 on the Plan of Lots known as the Brooklyn Heights Plan or Page Land as of record in Book 19, page 505, Register's Office for said County, described in the deed to Nashville Bedding Company, Inc., from M. H. Webb and wife of record in Book 4327, page 660, said Register's Office.

TRACT II

Being parts of Lots Nos. 59 and 60 on the plan of John J. Rucker's Subdivision of Lot No. 8 and part of lots 7 and 9 of the 2nd plan of Brooklyn, of record in Book 332, page 157, Register's Office for said County described as follows:

Beginning on the southerly margin of Rucker Avenue at the northwest corner of the property conveyed to the State of Tennessee, by deed from Stella L. Russell, of record in Book 4031, page 335, Register's Office for said County; thence with the westerly line of said property south 6° 10' 40" west 145 feet to the southwest corner of said property; thence westerly 87 feet, more or less to the corner of lots Nos. 60 and 61; thence with the line between said lots northwardly 145 feet to the southerly margin of Rucker Avenue; thence with said Avenue; eastwardly 85 feet, more or less, to the beginning.

Being the same property conveyed to Frances M. Southerland by deed from Southerland's, Inc. of record in Book 6537, page 596, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction of record in Book 8474, page 107, Register's Office for Davidson County, Tennessee.

Said property is known as 1944 Southerland Drive, Nashville, Tennessee 37207.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 1 day of February, 2000.

Frances M. Southerland
FRANCES M. SOUTHERLAND

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRANCES M. SOUTHERLAND, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), the within named bargainor, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 1 day of February, 2000.

EXP. MARCH 29 2003

Kelly B. Smith
NOTARY PUBLIC

My Commission Expires:

March 29, 2003