K 3764

GENERAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THIS INDENTURE, made as of the 1st day of May, 1964, between STATION DEVELOPMENT CORPORATION, a Delaware corporation with principal office in Palatine, Illinois, herein called Grantor, and BARDEVCO, INC., a Delaware corporation, of Cook County, Illinois, herein called Grantee,

W I T N E S S E T H: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) cash to it in hand paid by Grantee, the receipt of which is hereby acknowledged, hereby sells and conveys unto said Grantee, its successors and assigns forever, that certain tract of land situated in the Sixth Civil District, Davidson County, Tennessee, known as being a part of Lot No. 3 on the Map of Overton Estates according to Plat thereof recorded in Plan Book 421, Page 159, Register's Office Davidson County, Tennessee, and more particularly described as follows:

BEGINNING at a point on the westerly margin of new Trousdale Lane (a 60 foot right-of-way) 362.08 feet north of the intersection of the northerly margin of Harding Place (formerly Sedco Drive); thence North 49° 45' West 152.52 feet to a point on the easterly property line of the L & N Railroad; thence with said line, North 40° 15' East 224.80 feet to a point on the westerly margin of old Trousdale Lane; thence with said margin South 9° 41' East 52.27 feet to the intersection of the old and new margins of said Trousdale Lane; thence southerly with said margin of New Trousdale Lane around a 7.7 degree curve 181.55 feet; thence continuing with said margin, South 3° 59' West 41 feet to the point of beginning, containing .40 acres and being the same property delineated on Plat of Survey dated August 8, 1962 and prepared by James L. Murphy, Jr. & Co.

Grantor acquired title by deed recorded in Book 3435, page 315, Register's Office for Davidson County, Tennessee.

Subject to covenants contained in deed appearing of record in Book 3316, page 223, to covenants contained in deed appearing of record in Book 3339, page 489, to covenants contained in deed appearing of record in Book 3435, page 315, Register's Office for Davidson County, Tennessee, and to all other restrictions, reservations, covenants, easements and rights-of-way of record, if any.

TO HAVE AND TO HOLD the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining, unto said Grantee, its successors and assigns forever.

Grantor, for itself and its successors, hereby covenants and agrees to and with Grantee, its successors and assigns, that Grantor is lawfully seized in fee of said land, that said land is free of all encumbrances, and that Grantor has good right to sell and convey the same, and that Grantor will warrant and defend said land and premises against all lawful claims whatever.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its Vice President, and its corporate seal to be affixed, attested by its Assistant Secretary, as of the day and year above written.

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