BOOK 3894 PAGE 312

Map 51-1
Par. 92
Map 51-8
Par. 29-30
Map 51-12
Par. 1 n.o.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid by SEARS, ROEBUCK AND CO. to the undersigned, and other good and valuable considerations, receipt of which is hereby acknowledged, the undersigned, ARNOLD REALTY COMPANY, INC., a corporation, and RICHARD E. ARNOLD and wife, SALLY GAYHART ARNOLD, have bargained and sold, and by these presents hereby transfer and convey unto the said Sears, Roebuck and Co., a corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being all of Lot No. 1 and parts of Lots No. 2, 5 and 6, on the Map of Charles U. Coggin and Sons First Addition to Montague, of record in Book 547, page 75, Register's Office for said County, and described according to a copy of a survey thereof made by Barge, Waggoner and Sumner, Engineers, dated May 19, 1965, a copy of which survey is attached hereto as Exhibit A and is incorporated herein by reference, as follows:

Beginning at a concrete monument in the west right of way line of Gallatin Pike, 443.37 feet south from the south margin of Due West Avenue; thence with the margin of said Pike, south 25° 53' 43" west 180 feet to a point in an old wire fence; being the northeast corner of the property conveyed to G. F. Cole, by deed from Rose Osborne, of record in Book 533, page 272, said Register's Office; thence along Cole's north boundary line and along said fence, north 66° 18' 45" west 629.75 feet to a point in the east right of way line of L. & N. Railroad; thence with the line of said Railroad right of way, north 21° 42' 25" east 396.73 feet to a concrete monument in the south margin of Due West Avenue; thence with the margin of said Avenue, south 84° 53' east 308.75 feet to a concrete monument; thence leaving Due West Avenue, as follows: south 15° 11' 54" west 318.44 feet to a concrete monument; south 66° 18' 45" east 310.71 feet to the point of beginning.

Being part of the property conveyed to Arnold Realty Company, Inc., by deed from Richard E. Arnold and wife, as of record in Book 2245, page 489, and by deed from Andrew M. Dickerson and wife, as of record in Book 2734, page 141, and to Richard Edward Arnold and wife, Sally Gayhart Arnold, by deed from Robert W. Collins and wife, as of record in Book 3278, page 119, all in said Register's Office.

There is also conveyed hereby any and all right, title and interest or claim which the Grantors may have in and to Gallatin Pike, Due West Avenue and the right of way line of L. & N. Railroad.

This is improved property, known as _____ Gallatin Pike, Nashville, Tennessee. Tax statements should be forwarded to Sears, Roebuck and Co., 639 Lafayette Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sears, Roebuck and Co., its successors and assigns, forever.

And the undersigned, Arnold Realty Company, Inc., and Richard E. Arnold and wife, Sally Gayhart Arnold, do covenant with the said Sears, Roebuck and Co. that they are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except for the lien of taxes for the current year, which have been prorated as of the date hereof and the payment of which has been assumed by the Grantees, and except further an easement for sanitary and/or storm drainage sewers granted Davidson County, Tennessee by the undersigned, by instrument of record in Book 3508, page 118, said Register's Office, and the terms and conditions of an agreement as contained in a deed from Charles U. Coggin and wife to S. C. Bartlett and wife of record in Book 6633, page 334, said Register's Office.

And the undersigned do further covenant and bind themselves, their heirs, representatives, successors and assigns to warrant and forever defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

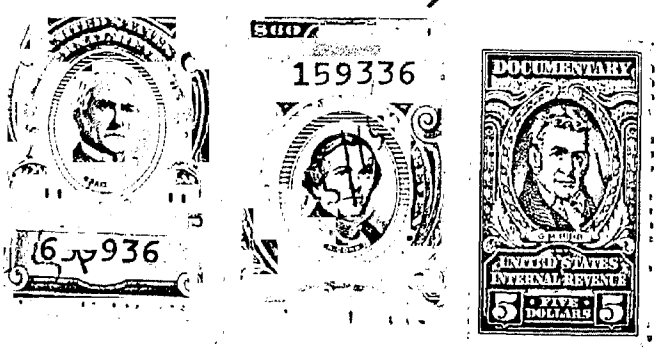
WITNESS our hands the 25 day of May, 1965.

ARNOLD REALTY COMPANY, INC.

Attest:

By R. E. Arnold
President

Secretary



Richard E. Arnold
Richard E. Arnold

Sally Gayhart Arnold
Sally Gayhart Arnold

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Lorene Outlaw, a Notary Public within and for the State and County aforesaid, personally appeared R. E. Arnold and Wm. F. Carpenter, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary respectively of Arnold Realty Company, Inc., the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said R. E. Arnold as such President and attesting the same by the said Wm. F. Carpenter as such Secretary.

WITNESS my hand and official seal at Nashville, Tennessee, this 25 day of May, 1965.

Lorene Outlaw
Notary Public

My commission expires: 8-9-65

STATE TAX $225.00
PROBATE .50
TOTAL $225.50

MAY 25 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN
PAID MAY 25 1965

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Lorene Outlaw, a Notary Public in and for said County and State, the within named Richard E. Arnold and wife, Sally Gayhart Arnold, 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, this 25 day of May, 1965.

Lorene Outlaw
Notary Public

My commission expires: 8-9-65

BOOK 3894 PAGE 315

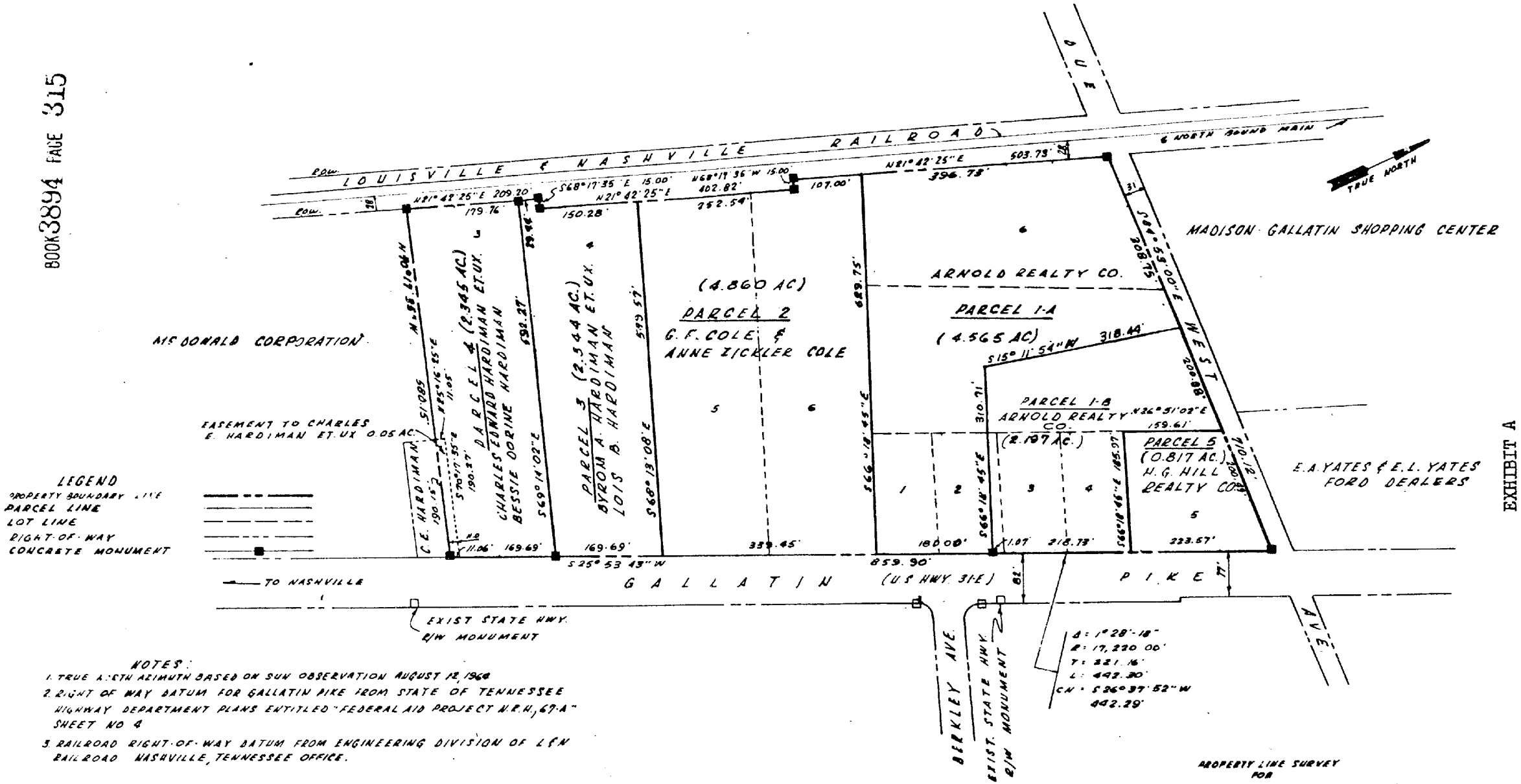


EXHIBIT A

NOTES:

1. TRUE AZIMUTH AZIMUTH BASED ON SUN OBSERVATION AUGUST 12, 1964
2. RIGHT OF WAY DATUM FOR GALLATIN PIKE FROM STATE OF TENNESSEE HIGHWAY DEPARTMENT PLANS ENTITLED "FEDERAL AID PROJECT N.H.H., 67-A" SHEET NO 4
3. RAILROAD RIGHT-OF-WAY DATUM FROM ENGINEERING DIVISION OF L&N RAILROAD NASHVILLE, TENNESSEE OFFICE.

PLAT REFERENCE

CHARLES U. COGGIN AND SONS FIRST ADDITION TO MONTAGUE BOOK 569, PAGE 75, R.O.D.C. BEING A SUBDIVISION OF THE NORTHERN PART OF LOT NO. 3 ON THE PLAN OF THE N.O. LOVE LAND, MINUTE BOOK 7, PAGE 196, COUNTY COURT, DAVIDSON COUNTY, TENNESSEE

HAYSBORO SUBDIVISION, BOOK 421, PAGE 59, R.O.D.C.

SURVEYOR'S CERTIFICATE

We hereby certify that the information given hereon is correct to the best of our knowledge and belief.

BARGE, WAGGONER & SUMNER ENGINEERS

BY: [signature]

TENN. [illegible]

DATE: May 13, 1965

PROPERTY LINE SURVEY FOR

SEARS, ROEBUCK AND CO.

GALLATIN ROAD AND DUE WEST AVE.
11TH CIVIL DISTRICT
MADISON-DAVIDSON COUNTY, TENNESSEE

BARGE, WAGGONER & SUMNER
ENGINEERS-PLANNERS
NASHVILLE, TENNESSEE

MAY 13, 1965 FILE NO. 2579
SCALE 1" = 200'

WARRANTY DEED

ARNOLD REALTY COMPANY, INC.

TO

SEARS, ROEBUCK AND CO.

81973

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 25 2 53 PM '65

NOTED: BOOK 111 PAGE 434
RECORDING FEE $ 3.25
DEP. REG.

BOULT, HUNT, CUMMINGS & CONNERS
ATTORNEYS AT LAW
NASHVILLE, TENNESSEE 37201

2-2