BOOK 4056 PAGE 959

WARRANTY AND QUIT-CLAIM DEED

Address New Owner as follows:	Send tax bill to:	Map-Parcel Numbe
Sears Roebuck and Co. (Name)	Dept. 568-S Sears-Roebuck & Co.	6DA-26865 Map 6DA-26860 118-12 6DA-26855 6DA-26850 Par
675 Ponce de Leon Ave. N. E. (Street address or Route No.)	675 Ponce de Leon Ave. N.E. (Street address)	6DA-26840 61
Atlanta, Georgia 30308 City (P.O.Zone) State	Atlanta, Georgia 30308 (City) (Zone) (State)	6DA-26845 6DA-26835 6DA-27500

This instrument prepared by:
Legal Dept.,L & N R.R. Co.
908 W. Broadway
Louisville, Ky.

FOR AND IN CONSIDERATION of the sum of Two Hundred Forty Six Thousand, Forty Dollars ($246,040.00) cash in hand paid by SEARS ROEBUCK AND CO., a New York corporation, party of the second part, hereinafter called Grantee, the receipt of which is hereby acknowledged, HOUSTON-McCORD REALTY COMPANY, a corporation created and existing under the laws of the State of Tennessee, party of the first part, hereinafter called Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer, and convey, unto the said Grantee, its successors and assigns, subject to the conditions hereinafter stated, a tract of land identified as Lot 1 on plat of Section 1 of the Lanco Industrial Subdivision of the Houston-McCord Realty Company in the City of Nashville, Sixth (6th) Civil District, County of Davidson and State of Tennessee, which plat is recorded in Book 3842, Page 74, in the Register's Office, Davidson County, Tennessee, said parcel of land being more particularly described as follows:

Beginning at a monument in the north line of Thompson Lane, said monument being one hundred three and forty nine hundredths (103.49) feet measured North 85° 37' West along said north line of Thompson Lane from a point in the center line of Eugenia Avenue; thence North 85° 37' West along said north line of Thompson Lane a distance of four hundred twenty two and sixty four hundredths (422.64) feet to a monument in the southwest corner of said Lot 1; thence North 00 37' 40" East along the west line of said Lot 1 a distance of nine hundred forty eight and seven tenths (948.7) feet to an iron pin; thence northeastwardly and continuing along said west line of Lot 1, curving to the right with a curve having a radius of four hundred seventy eight and thirty four hundredths

(478.34) feet, the chord of said curve bearing North 3° 34' East a distance of forty eight and eighty nine hundredths (48.89) feet to a point; thence South 89° 22' 20" East passing a monument at twenty five and three hundredths (25.03) feet, in all a distance of four hundred forty two and fifty hundredths (442.50) feet to a monument; thence in a general southerly direction along a curve to the right having a radius of fifty (50) feet a distance of seventy eight and fifty four hundredths (78.54) feet to a monument, said monument being thirty (30) feet westwardly at right angles from a point in said center line of Eugenia Avenue; thence South 0° 37' 40" West along a line thirty (30) feet westwardly from and parallel to said center line of Eugenia Avenue a distance of six hundred seventy eight and two tenths (678.2) feet to a monument; thence South 11° 55' 40" West a distance of one hundred one and ninety eight hundredths (101.98) feet to a monument, said monument being fifty (50) feet westwardly at right angles from a point in said center line of Eugenia Avenue; thence South 0° 37' 40" West along a line fifty (50) feet westwardly from and parallel to said center line of Eugenia Avenue a distance of one hundred forty six and sixty one hundredths (146.61) feet to a monument; thence in a general westerly direction along a curve to the right having a radius of fifty (50) feet a distance of eighty one and eighty one hundredths (81.81) feet to the point of beginning, containing eleven and thirty seven hundredths (11.37) acres, more or less.

There is excepted from the above described tract of land that portion of McLean Street and Alley #1836 lying west of Eugenia Avenue as shown on the Official Street and Alley Acceptance and Maintenance Map, Nashville and Davidson County, Tennessee, said street and alley being closed by Council Bill 65-539.

The above described tract of land after excepting said McLean Street and Alley #1836, is all or a part of the same property conveyed to the Grantor by Sallie A. Wiggins by deed dated July 3, 1951, recorded in Deed Book 2013, page 503; Belle Forrest Land Co. by deed dated July 11, 1913, recorded in Deed Book 436, page 546; Andrew J. Lewis by deed dated July 11, 1913, recorded in Deed Book

436, page 545, and Ray E. Tarkington, Trustee, by deed dated April 22, 1966, recorded in Deed Book 4011, page 969, all in the Register's Office, Davidson County, Tennessee, together with the improvements thereon and including all easements, appurtenances and fixtures belonging or appertaining thereto.

Taxes for the year 1966 on the above described property will be prorated as of the date of deed.

TO HAVE AND TO HOLD the said tract or parcel of land, with all the appurtenances thereunto belonging, to the Grantee, its successors and assigns, forever, in fee simple, with covenant of General Warranty.

And, the Grantor does hereby remise, release, and forever quit-claim in fee unto the said Grantee, all its right, title and interest in and to that portion of McLean Street and Alley #1836 which was excepted from the above described tract of land, and being the same land acquired by the Grantor by virtue of the closing of said street and alley by Council Bill 65-539 as mentioned above.

The two above described tracts of land herein conveyed are subject to any and all restrictions as set out on the Plat of Lanco Industrial Subdivision, Section 1 of the Houston-McCord Realty Company as recorded in Book 3842, Page 74, in the office aforesaid.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed its name, this 2 day of September, 1966.

HOUSTON-McCORD REALTY COMPANY

By W. H. Kendall
President

Attest:

C. Hayden Edwards
Secretary

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public, within and for said County and State, at Louisville, duly commissioned and qualified, personally appeared W. H. Kendall and C. Hayden Edwards, with whom I am personally acquainted, and who, upon their several oaths,

acknowledged themselves to be, respectively, the President, and the Secretary of Houston-McCord Realty Company, the within named bargai-or, a corporation; and that they, as such President and Secretary, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by the said W. H. Kendall subscribing thereto the name of the corporation, by himself as such President, and by the said C. Hayden Edwards affixing and attesting thereon the corporate seal.

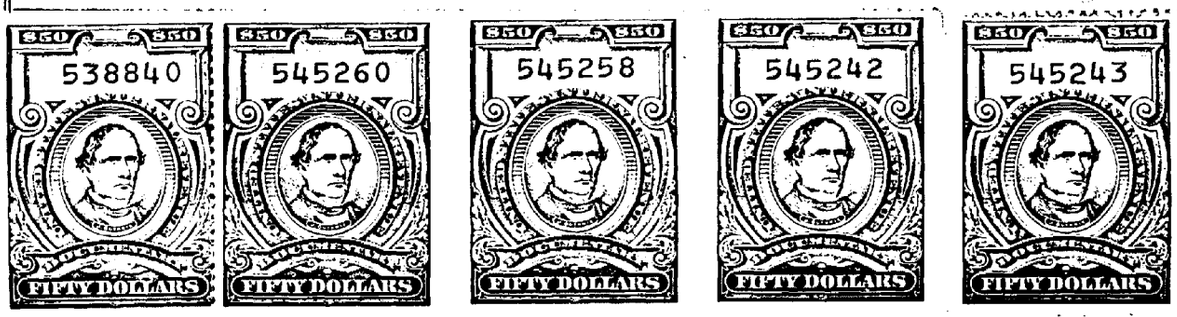
WITNESS my hand and Notarial Seal at my office in said Jefferson County at Louisville, this 2 day of September, 1966.

NOTARY PUBLIC, JEFFERSON COUNTY, KY.
My Commission Expires March 19, 1968

My commission expires _____

Virginia Stevenson
Notary Public, Jefferson County, Kentucky

NOTARY PUBLIC, JEFFERSON COUNTY, KY.
My Commission Expires March 19, 1968





$271.15

LANCO SUBDIVISION, SECTION ONE

RESTRICTIVE COVENANTS

The undersigned, The Houston McCord Realty Company, the owner of a tract of land identified as Lanco Subdivision, Section One, situated in the 6th Civil District of Davidson County, Tennessee, a plat of which is of record in Book 3842, Page 74, Register's Office for Davidson County, Tennessee, does hereby declare and promulgate the following restrictive covenants, which shall be covenants running with the land, and shall be binding upon the undersigned, its successors and assigns, including, but not limited to, persons in possession of any part or parts of said land as owners, tenants or otherwise:

1. No truck traffic shall be routed on Eugenia Avenue beyond the north limits of this property through existing residential areas in this vicinity until such time as said route may be included on the "master plan of truck routes as adopted by the Traffic and Park Commission of the Metropolitan Government of Nashville and Davidson County, Tennessee."

2. The foregoing covenants shall remain in effect until January 1, 1976 or until such time as it shall be changed, amended, added thereto or released through due legal process.

IN WITNESS WHEREOF, The Houston McCord Realty Company has caused this instrument to be executed by its authorized officer, on this the 7th day of June, 1966.

Attest:

s/ C. Hawkins Edwards
Secretary

THE HOUSTON McCORD REALTY COMPANY

RLS

By s/ W. H. Kendall
As its: President

STATE OF KENTUCKY

COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared W. H. Kendall and C. H. Edwards, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President and Secretary, respectively, of The Houston McCord Realty Company, the within named bargainor, and that they as President and Secretary being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of The Houston McCord Realty Company, by said W. H. Kendall, President, and C. H. Edwards, Secretary.

Witness my hand and official seal at office in Louisville, Kentucky, this the 7th day of June, 1966.

s/ Virginia Stevenson
Notary Public, Jefferson County, Kentucky

My Commission Expires March 19 1968.

seal

EXHIBIT - A

OWNER'S CERTIFICATE

We Hereby Certify That We Are The Owners Of The Property Shown Hereon As Evidenced In Book ✳ Page ✳ R.O.D.C., Tennessee And Adopt The Plan Of Subdivision Of The Property As Shown Hereon And Dedicate All Public Ways And Easements As Shown. No Lot Or Lots As Shown Hereon Shall Again Be Subdivided, Resubdivided, Altered Or Changed So As To Produce Less Area Than Hereby Established Until Otherwise Approved By The NASHVILLE METROPOLITAN PLANNING COMMISSION And Under No Condition Shall Such Lot Or Lots Be Made To Produce Less Area Than Prescribed By The Restrictive Covenant As Of Record In Book _____ Page _____ R.O.D.C. Tenn. Running With The Title To The Property.

Name: THE HOUSTON-McCORD REALTY COMPANY

By: W.T. Kendall PRES.

✳ Book 436 ,Page 545
Book 436 ,Page 546
Book 2013 ,Page 503
Book 4011 ,Page 969

SUBDIVISION NO. 66-82-U

Part of master plan no. 65-185-U

COMMISSION'S APPROVAL

Approved By The NASHVILLE METROPOLITAN PLANNING COMMISSION Of NASHVILLE And DAVIDSON COUNTY, TENNESSEE.

By: Fanis A. Deep SECRETARY — 7-19-66 DATE

RECORD

Recorded July 20th 1966, Book 3842, Page 74, Of The Register's Office Of Davidson County, Tennessee

SURVEYOR'S CERTIFICATE

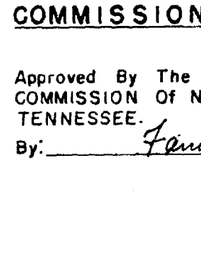
I Hereby Certify That The Resubdivision Plat Shown Hereon Is Correct And That Approved Monuments Shown Thus ■ Have Been Placed As Indicated. All Side Lot Lines Are At Right Angles Or Radial To A Street, Unless Otherwise Noted.

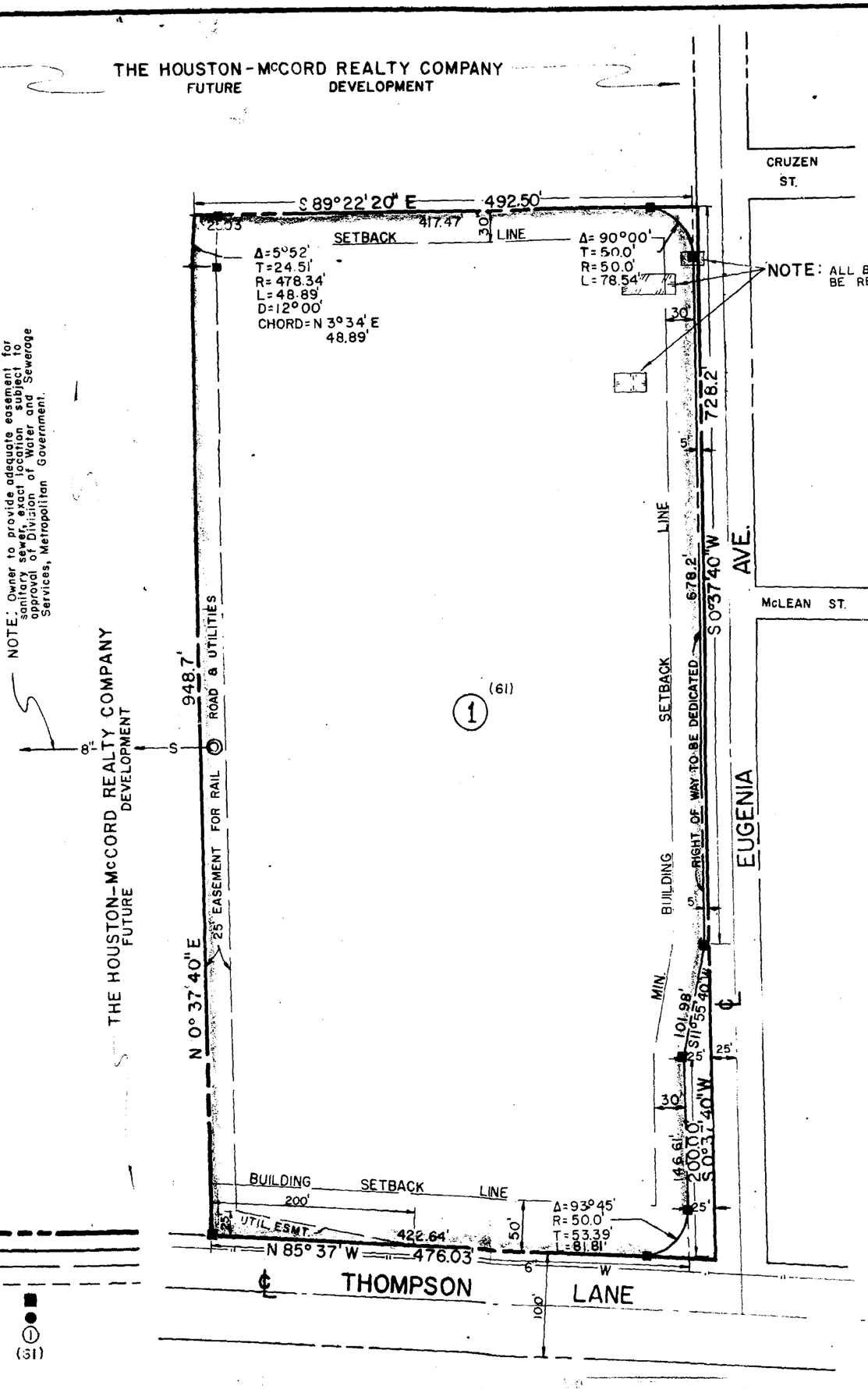
By: John H. Wright Tenn. Reg. 3584

BARGE, WAGGONER & SUMNER, ENGINEERS
NASHVILLE TENNESSEE

LEGEND

PROPERTY OWNERSHIP BOUNDARY
LOT LINE
BUILDING SETBACK LINE
EASEMENT
MONUMENT
IRON PIN
LOT NUMBER
PROPERTY MAP PARCEL NO.
✳PARCEL NO. SHOWN (61) PERTAINS TO PROPERTY MAP 118-12





NOTE:

A Performance Bond Was Posted With The Metropolitan Planning Commission 6-24-66 To Secure The Laying of Sewer Lines, All of Which Are Shown On The Recorded Plat. All Work Is To Be Completed On Or Before 6-24-67, The Effective Date of The Bond.

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LANCO

INDUSTRIAL SUBDIVISION

SECTION 1

THE HOUSTON-McCORD REALTY COMPANY

6th CIVIL DISTRICT

NASHVILLE, DAVIDSON COUNTY, TENNESSEE

SCALE: 1" = 100

PI T

STATE TAX $ 369.06
PROBATE 50
TOTAL $ 369.56

SEP 15 1966

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID SEP 15 1966

CT

Warranty + Limit-
Claim Deed

Houston-McCord Realty
Company

— to —

Sears, Roebuck & Co.
G-188792

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

BOOK 4056 PAGE 965

43667

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 15 2 36 PM '66

NOTE BOOK 1144 PAGE 8[illegible]
RECORDING FEE $ 2.00
DEP. REG. _____

0
0
5.