K4111

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Map 51-11
P/o Par. 100

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars and other valuable consideration, the receipt of which is hereby acknowledged, SEARS, ROEBUCK AND CO., a New York corporation, has bargained and sold, and by these presents, hereby transfers and conveys unto ARNOLD REALTY COMPANY, INC., a Tennessee corporation, its successors and assigns, a certain tract or parcel of land located in the 11th Civil District, County of Davidson, State of Tennessee, and more particularly described as follows, to wit:

BEGINNING at a concrete monument in the westerly margin of Gallatin Pike (as widened and shown on Tennessee Highway Department Plans entitled, "F. A. Project N. R. H. 67-A," Sheet No. 4), said point being the southeast corner of lot No. 3; thence N 70° 17' 35" W 580.15 feet to a concrete monument in the east right-of-way of the Louisville & Nashville Railroad; thence N 21° 42' 25" E 179.76 feet to a concrete monument in said right-of-way; thence S 69° 14' 02" E 402.12 feet to a point in the common line of Lot 3 and Lot 4; thence N 25° 17' 18" E 11.03 feet to a point; thence S 69° 14' 02" E 190.27 feet to a point in said westerly margin of Gallatin Road; thence S 25° 53' 43" W 180.73 feet to the point of BEGINNING; and containing 2.395 acres, more or less; and

BEING known as Lot No. 3 and part of Lot No. 4 as shown on the subdivision plan of Hayesboro Subdivision, recorded in Book 421, Page 59, in the Register of Deeds Office for Davidson County, Tennessee, and shown on the plat attached hereto made by Barge, Waggoner and Sumner, Engineers, dated May 19, 1965, and entitled "Property Line Survey for Sears, Roebuck and Co."

BEING the same property conveyed to Sears, Roebuck and Co. by deed from Charles E. Hardiman and Dessie Dorine Hardiman, his wife, and recorded in the Register's Office for Davidson County, Tennessee in Book 3894 at Page 265; and

BEING part of the property conveyed to Sears, Roebuck and Co. by deed from Byrom A. Hardiman and Lois B. Hardiman, his wife, dated May 25, 1965 and recorded in the Register's Office for Davidson County, Tennessee in Book 3894 at Page 270 on May 25, 1965.

This is improved property known as 1248 and 1240 Gallatin Pike, respectively, Nashville, Tennessee, and tax statements should be forwarded to Arnold Realty Company, Inc., Brentwood, 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 Arnold Realty Company, Inc., its successors and assigns, forever.

STATE TAX $ [illegible]
PROBATE .50
TOTAL $ [illegible]

PAID MAR 15 1967

MAR 15 1967

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

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And the undersigned, Sears, Roebuck and Co., warrants the title to the said Arnold Realty Company, Inc. against the lawful claims of all persons claiming by, through or under it, but not otherwise.

This conveyance is made subject, however, to that certain easement contained in the above described deed dated May 25, 1965, by which Charles E. Hardiman and wife conveyed to Sears, Roebuck and Co. certain property more particularly described therein.

WITNESS the following signatures and seals this the 12th day of September, 1966.

ATTEST:

Lawrence L. O'Connor, Secretary

SEARS, ROEBUCK AND CO.

By ~~Howard A. Benthin, Vice President~~ A. T. Cushman, Chairman of the Board

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ACKNOWLEDGEMENT

STATE OF Illinois

COUNTY OF Cook

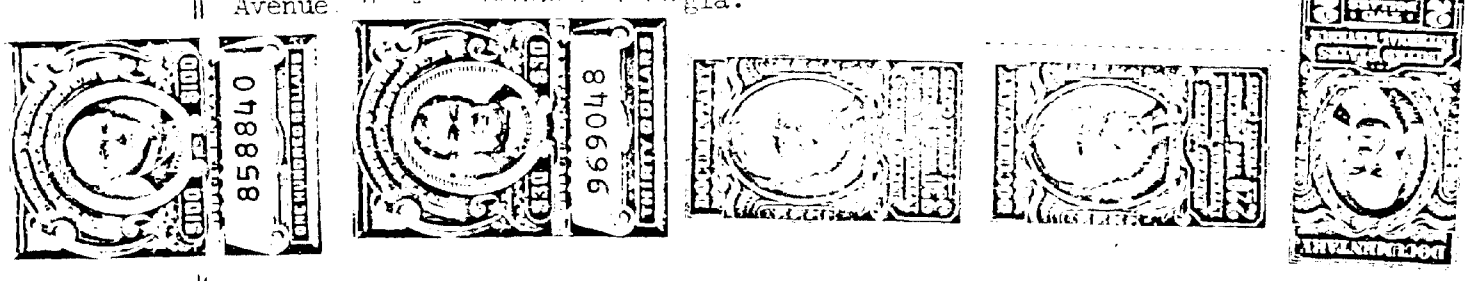
I hereby certify that on the 12 day of September, 1966, before me, a Notary Public in and for the State and County aforesaid and duly commissioned to take acknowledgements, personally appeared ~~Howard A. Benthin~~ A. T. Cushman and Lawrence L. O'Connor to me known and known to be the persons described in and who executed the foregoing instrument as ~~Vice President~~ Chairman of the Board of Directors and Secretary, respectively, of the corporation named therein, and severally acknowledged before me that they executed the same as such officers in the name and on behalf of said corporation.

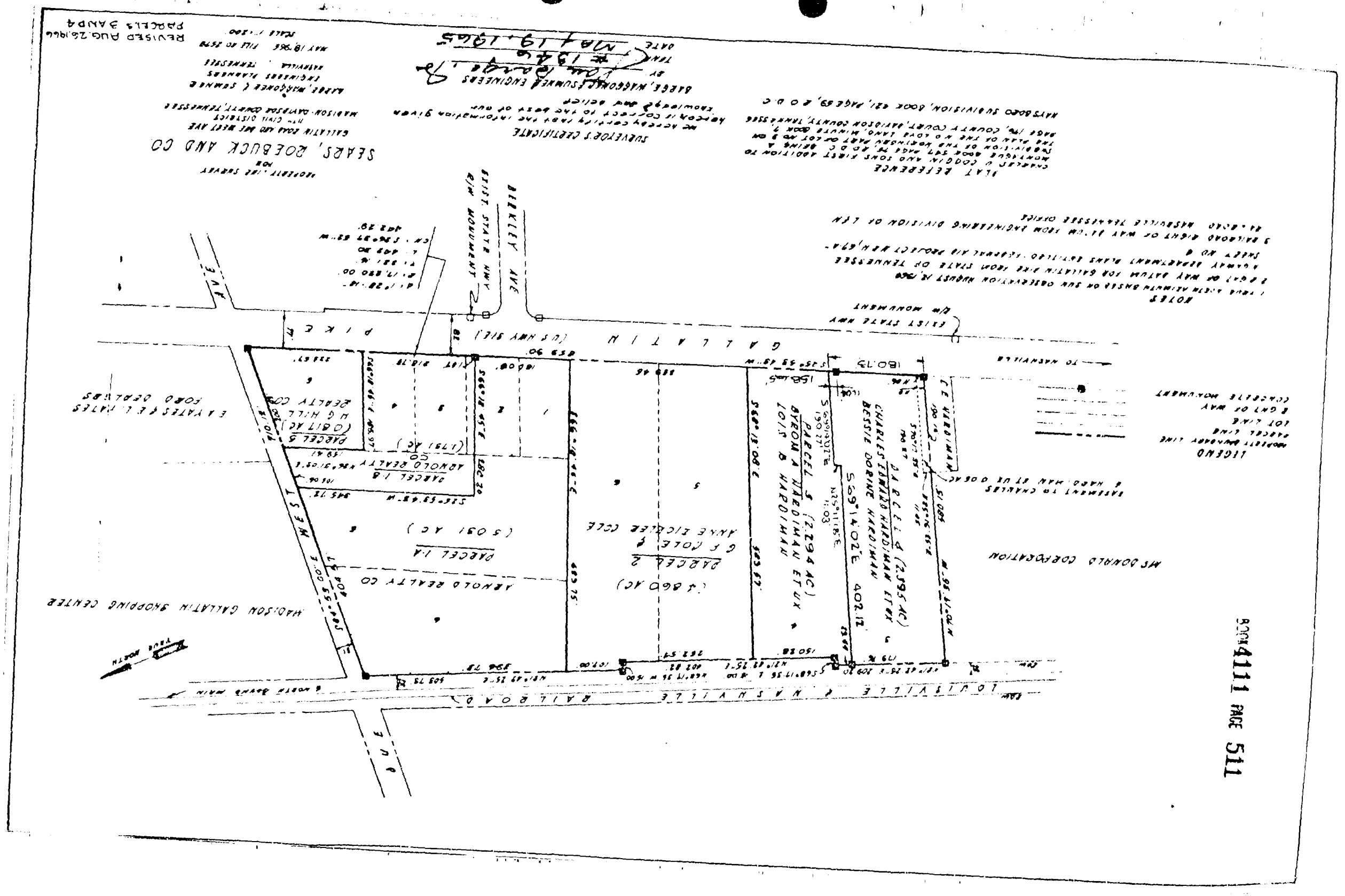
My Commission Expires:

July 16, 1970

Notary Public

This deed was prepared by Thomas C. Phillips, Jr., Attorney, 675 Ponce de Leon Avenue N. E., Atlanta, Georgia.




GALLATIN (US HWY 31E)
PIKE
BESS STATE HWY
E/W MONUMENT
EAST STATE HWY
E/W MONUMENT
BESS VALLEY AVE
TO NASHVILLE
RAILROAD
MADISON GALLATIN SHOPPING CENTER
ARNOLD REALTY CO
PARCEL 1-A
(5091 AC)
PARCEL 2
(4.860 AC)
G E MOLE & WIFE BLANCHE COLE
PARCEL 3 (2.294 AC)
BYRON A HARDIMAN ET UX
& HARDIMAN
PARCEL 4 (2.295 AC)
CHARLES HARDIMAN ET UX
BESSIE DORINE HARDIMAN
MS DONALD CORPORATION
EASEMENT TO CHARLES & HARDIMAN ET UX 0.06 AC
PARCEL 1-B
ARNOLD REALTY CO
(1.791 AC)
PARCEL 5
W G HILL & WIFE
REALTY CO
(0.17 AC)
EVATTS & L. YATES
FORD DEALERS
S 25° 53' 43" W
180.75
S 69° 14' 02" E 402.12
N 25° 11' 03" E
S 69° 17' 56" E
N 69° 17' 56" W
N 17° 43' 25" E
S 17° 43' 25" W
N 69° 17' 56" W
S 69° 17' 56" E
S 25° 53' 43" W
N 25° 53' 43" E
S 25° 53' 43" W
N 25° 53' 43" E
S 25° 53' 43" W
N 25° 53' 43

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64089

FELIX Z WILSON II REGISTER
MADISON COUNTY
STATE OF TENN

MAR 15 10 43 AM '67

BOOK 416 PAGE 69
RECORDING FEE $ 3.00
DEP. REG. C

C
C
M.