Map. 51-11
P/o Par. 100
Map. 51-8
P/o Par. 33
PW

BOOK 4147 PAGE 983

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid by H. G. HILL REALTY COMPANY to the undersigned, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, SEARS, ROEBUCK AND CO., a New York corporation, has bargained and sold, and by these presents does hereby transfer and convey unto the said H. G. Hill Realty Company, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being part of Lots 5 and 6 on the Map of Charles U. Coggin and Sons' First Addition to Montague, as of record in Book 547, page 75, Register's Office for said County, and described according to a survey made by Barge-Waggoner and Sumner, Engineers, on May 19, 1965, a copy of which is attached hereto and incorporated herein by reference, as follows:

Beginning at a point in the southerly margin of Due West Avenue; said point being located 50 feet easterly from the intersection of said Avenue, with the easterly right of way of L. & N. Railroad; thence with the margin of said Due West Avenue, south 84° 53' east 354.57 feet to a monument; thence leaving said Avenue, south 25° 53' 43" west 394.77 feet to a monument; thence north 64° 06' 17" west 329.78 feet to a monument; thence north 21° 42' 25" east 23.70 feet to a monument; thence north 25° 53' 43" east 245.34 feet to the point of beginning.

Being property conveyed to Sears, Roebuck and Co., by deed from Arnold Realty Company, Inc., et al, as of record in Book 3894, page 312, and by deed from Richard Edward Arnold and wife, and Arnold Realty Company, as of record in Book 4073, page 849, both in said Register's Office.

Said property is unimproved and is known as Due West Avenue, Nashville, Tennessee. Tax statements should be forwarded to H. G. Hill Realty Company, 500 Second Avenue North, 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 H. G. Hill Realty Company, its successors and assigns, forever.

This instrument prepared by James I. Vance Berry, Attorney
700 American Trust Building, Nashville, Tennessee

STATE TAX $ 165 00
PROBATE .50
TOTAL $ 165 50

JUN 29 1967

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

CT
PAID JUN 29 1967

And the undersigned warrants title to the said property to the said H. G. Hill Realty Company against the lawful claims of all persons claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed by its duly authorized officers on this 13th day of January, 1967.

JCP
D766S

SEARS, ROEBUCK AND CO.

By H. A. Benthin
Vice President

Attest: L. L. O'Connor
Secretary

STATE OF ILLINOIS

COUNTY OF COOK

Before me, LEONARD SCHRAM, a Notary Public within and for the State and County aforesaid, personally appeared H. A. Benthin and L. L. O'Connor, with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the Vice President and Secretary respectively of Sears, Roebuck and Co., the within named bargainor, a corporation, and that they as such Vice 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 H. A. Benthin as such Vice President and attesting the same by the said L. L. O'Connor as such Secretary.

WITNESS my hand and official seal at office at Chicago, Illinois, on this the 18TH day of January, 1967.

Leonard Schram
Notary Public

My commission expires: September 14, 1969.

BOOK 4147 PAGE 985

LOUISVILLE & NASHVILLE RAILROAD

E NORTH BOUND MAIN T

N 21° 42' 25" E

28'

N 21° 42' 25" E
23.70'

N 25° 53' 43" E 245.34'

505.0'

31'

TRUE NORTH

SCALE 1" = 100'

S 64° 59' 00" E DUE

354.57' WEST

329.78'

6

109,999 SQ. FT. OR
2.526 ACRES

5

N 64° 06' 17" W

CONC. MON
W (TYP.)

S 25° 53' 43" W 394.77'

CHARLES U. COGGIN & SONS FIRST ADDITION
TO MONTAGUE BOOK 547, PAGE 75, R.O.D.C

1 2 3 4 5

305.55'

AVENUE

GALLATIN (U.S. HWY. 31-E) PIKE

SURVEYOR'S CERTIFICATE

WE HEREBY CERTIFY THAT THE INFORMATION GIVEN HEREON IS CORRECT TO THE BEST OF OUR KNOWLEDGE AND BELIEF.

BY _____

TEL#: _____

DATE: _____

PROPOSED TRANSFER TO
H. G. HILL REALTY CO.
PROPERTY LINE SURVEY FOR
SEARS, ROEBUCK & CO
GALLATIN ROAD & DUE WEST AVE
8TH CIVIL DISTRICT
NASHVILLE, DAVIDSON COUNTY, TENNESSEE
JULY 19, 1966 *3579

BARR, WAGGONER & SUMNER

L 272

BOOK 1147 PAGE 986

SPECIAL WARRANTY DEED

SEARS, ROEBUCK AND CO.

TO

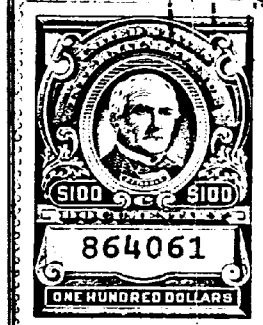
H. G. HILL REALTY COMPANY

FELIX Z. WILSON III
DAVIDSON COUNTY
STATE OF TENN.

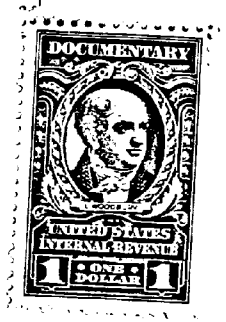
JUN 29 12 52 PM 1969

REGISTER'S OFFICE
RECORDING FEE 3.00
DEP. REG. 1.00

7988







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