ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS:
Tom James of America Inc. (NAME)	Tom James of America Inc. (NAME)	106-1
P.O Box 90366 (STREET ADDRESS OR ROUTE NUMBER)	P.O Box 90366 (STREET ADDRESS)	148
Nashville Tenn 37209 (CITY) (P. O. ZONE) (STATE)	Nashville Tenn 37209 (CITY) (ZONE) (STATE)	149

PW

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SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 26th day of December, 1973, between ATLANTIC RICHFIELD COMPANY, a Pennsylvania corporation, authorized to transact business in the State of Tennessee, having a business office at 515 South Flower Street, Los Angeles, California 90071, Grantor, and TOM JAMES OF AMERICA INC., a Tennessee corporation, having a business office at Nashville, Tennessee, ----------, Grantee;

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of TWO HUNDRED FORTY-FOUR THOUSAND FOUR HUNDRED AND NO/100 ($244,400.00---) DOLLARS and other good and valuable considerations to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, by these presents does grant, bargain, sell, remise, release and convey unto the Grantee, the following described real estate, situate in the City of Nashville, County of Davidson, and State of Tennessee, to-wit:

BEGINNING at an iron pin on the westerly margin of Fesslers Lane, said pin being S 10° 59'W a distance of 172.40 feet from a concrete highway marker at the intersection of the south margin of Rundle Road in the west margin of Fesslers Lane, with the west margin of Fesslers Lane S 10° 59' W, a distance of 27.30 feet to a spike in pavement, thence S 01° 49' E, a distance of 95.15 feet to a concrete monument, thence with a 2680.5 foot radius curve to the left, a distance of 88.72 feet to a concrete monument, said curve also having a chord bearing of S 10° 13' W, and a distance of 88.72 feet, thence leaving the westerly margin of Fesslers Lane N 63° 55' W, a distance of 173.16 feet to a concrete monument; thence N 11° 00' E, a distance of 162.97 feet to an iron pin, thence S 79° 19' 48" E, a distance of 144.93 feet to the point of beginning and containing 0.67 acres.

Included in the above description of Lot No. 2 is a reserve parcel being particularly described as follows:

BEGINNING at a concrete monument said monument being the southeast corner of Lot No. 2; thence N 63° 55'W, a distance of 173.16 feet to a concrete monument, thence S 79° 47' E, a distance of 166.21 feet to an iron pin on the westerly margin of Fesslers Lane, thence with said margin in a southerly direction with a 2680.5 foot radius curve to the left, a distance of 47.34 feet to the point of beginning and containing 0.09 acres;

Together with a non-exclusive right of way for purposes of ingress and egress to said premises on, over, and across the following described tract of land situated in the City of Nashville, County of Davidson and State of Tennessee described as follows:

BEGINNING at the Southeast corner of Lot 1 thence N 79° 19' W, a distance of 67 feet, thence N 47° 45' E, a distance of 38 feet, thence N 61° 55' E, a distance of 57 feet, thence S 10° 59' W, a distance of 66.0 feet, to the point of beginning containing 2476 square feet or 0.057 acres.

All of which is fully described on drawing dated September 17, 1971, prepared by PARRISH-RAGAN INC. recorded in Book 4470 on Page 103 of the Records of the Register's office of Davidson County, Tennessee.

together with all rights, privileges, tenements, hereditaments, easements and appurtenances thereunto belonging;

SUBJECT to all restrictions and easements of record; unrecorded easements, if any; party wall rights or agreements, if any; real estate taxes for the year 197 3 and subsequent years; special taxes or assessments for improvements not yet completed; roads and highways, if any, local zoning laws and any condition which an accurate and complete survey would disclose; and also

SUBJECT to the restriction that the said premises shall and will not be used or permitted to be used for the storing, selling, dealing in advertising or distribution of petroleum products. This restriction shall be effective and run with the land for a period of Fifteen (15) years from the date hereof and shall be enforceable by Grantor, Grantor's successors and assigns.

And the said Grantor does hereby warrant specially the title to said real estate hereby conveyed, except as to those matters hereinabove set forth to which this conveyance is subject, and will defend said title against the lawful claims of all persons claiming by, through or under it.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by a duly authorized representative of Grantor, duly attested, and has caused its corporate seal to be hereunto affixed the day and the year first above written.

ATTEST:

Helen Sonnenberg

Assistant Secretary,
Atlantic Richfield Company,
a Pennsylvania corporation

ATLANTIC RICHFIELD COMPANY

By _____

Vice President
Atlantic Richfield Company
a Pennsylvania corporation

THIS INSTRUMENT PREPARED BY JOHN T. UPDEGRAFF, ATTORNEY-AT-LAW, HOUSTON, TEXAS

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $244,400.00.

_____
Affiant

Subscribed and sworn to before me, this the 11th day of January, 1974.

_____
Notary Public

Commission Expires:

July 27, 1977

STATE OF CALIFORNIA)
)
COUNTY OF LOS ANGELES)

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Before me, Pasquale L. Cordasco, a Notary Public of the State and County aforesaid, personally appeared C. A. Walsh, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged him- self to be Vice President of the Atlantic Richfield Company, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him-self as Vice President.

Witness my hand and seal, at office in Los Angeles, California, this 26th day of December, 19 73.

OFFICIAL SEAL
PASQUALE L. CORDASCO
NOTARY PUBLIC-CALIFORNIA
LOS ANGELES COUNTY
My Commission Expires July 28, 1975

Pasquale L. Cordasco
Notary Public

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CERTIFICATE

I, Helen Sonnenberg , Assistant Secretary of ATLANTIC RICHFIELD COMPANY, a Pennsylvania corporation, do hereby certify that at a meeting of the Board of Directors of said Company held at Los Angeles, California, May 1, 1973, at which meeting a quorum was present and voting throughout, the following resolution was duly adopted:

> RESOLVED, That the Chairman of the Board, the President, any Vice President and the Treasurer of the Company be and each of them hereby is severally authorized and empowered in the name and on behalf of the Company to make, execute, authenticate, acknowledge and deliver any contract, agreement, release, assignment, lease conveyance, deed, transfer of real or personal property, tax return, tax election, proxy, power of attorney with full and general or limited authority, with power of substitution, or any other instrument similar or dissimilar to the preceding, which he may deem necessary or proper in connection with the business of the Company, without further act or resolution of this Board, and the Secretary or any Assistant Secretary be and each of them hereby is severally authorized and empowered to affix the corporate seal to any such papers or documents and to attest the same in cases where such action is necessary or appropriate.

I further certify that the foregoing resolution is still in full force and effect and has not been amended nor rescinded.

WITNESS my hand and the seal of this corporation this 26th day of December , 1973 .

Helen Sonnenberg
Assistant Secretary

C381'56

IDENTIF. REFERENCE

JAN 11 11 19 AM '74

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

JAN 11 74	CONV	99,000.00			
JAN 11 74	CONV	99,000.00			
JAN 11 74	CONV	46,400.00			
JAN 11 74	STAX		A*	635.44	
JAN 11 74	PRFEE		A*	.50	
JAN 11 74	MGEED		A*	8.00	* 643.94