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25-8
RW

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT REPROCO, INC.

Grantor, in consideration of the sum of Ten and No/100 Dollars ($10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Richard E. Thoni of Miami, Florida, Grantee, the following real property and premises, situate in the County of Davidson, State of Tennessee, to wit:

Land in the 10th Civil District of Davidson County, Tennessee, being part of Lot No. 3 on the unrecorded plan of J. W. Harris Subdivision of the Clark Home Place, and described according to a copy of a survey thereof made February 16, 1959, by William Collier Parrish Associates, as follows: BEGINNING at a point in the Westerly margin of the Dickerson Pike at the Northeast corner of the property conveyed to Louise E. Caruthers by Deed from Elton O. Morris and wife, of record in Book 1972, page 632, Register's Office for said county; thence along Caruthers' North line North 88° 58' West 190 feet to an iron stake; thence at right angles North 1° 02' East 72 feet to an iron stake; thence at right angles South 88° 58' East 95.83 feet to an iron stake; thence North 32° 21' East 149.07 feet to an iron stake in the West Margin of Dickerson Pike; thence with the margin of the same South 3° 45' East 200.1 feet to the point of beginning. Being the property conveyed to Reproco, Inc. by Deed from Mid-Ten Oil Co., of record in Book 3906, page 865-866, Register's Office for said County.

SUBJECT TO the following described easement:

Sewer Easement SS# 13236, Goodlettsville, Tenn.

Being a part of a parcel of land in the 10th Civil District of Davidson Co., Tenn., more particularly described as follows: Beginning at a point in the westerly margin of the Dickerson Pike at the SE/c of the property conveyed to Reproco, Inc., as recorded in Deed Book 3906, Pages 865-866 of said county; thence run N 88° 58' W, 15.05 feet to a point; thence run N 3° 45' W, 178.28 feet to a point, said line also being 15 feet from, and parallel to, the westerly line of the Dickerson Pike; thence run N 32° 21' E, 25.46 feet to a point on the westerly line of the Dickerson Pike; thence along the westerly line of the Dickerson Pike S 3° 45' E, 200.10 feet to the point of beginning.

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, zoning ordinances, restrictions and easements of record or in place.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATIVED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS".

TO HAVE AND TO HOLD said described premises unto the said Grantee, _____ successors, heirs and assigns forever.

SIGNED AND DELIVERED this 25th day of April, 1975.

WITNESSES:

Wyona Phillips

Frances M. Listen

REPROCO, INC.

By _____ Vice Pres.

Attest: _____ Assistant Secretary

This instrument prepared by:
John C. Tackett, Attorney
500 W. Wilson Bridge Road
Columbus, Ohio 43085

(see reverse side for acknowledgment of Reproco, Inc.)

D01788

Form 3897 11-74

TENNESSEE REFERENCE

JUN 9 1 34 PM '75

REGISTER DAVIDSON COUNTY, TENN.

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STATE OF OKLAHOMA

COUNTY OF WASHINGTON, ss:

Before me, a notary public, in and for said county, personally appeared BETTY H. DALRYMPLE and Bertha Lanckriet, known to me to be the persons who, as Vice President and Assistant Secretary, respectively, of REPROCO, INC., the corporation which executed the foregoing instrument, signed the same, and acknowledged to me that they did so sign said instrument in the name and upon behalf of said corporation as such officers, respectively; that the same is their free act and deed as such officers, respectively, and the free and corporate act and deed of said corporation; that they were duly authorized thereunto by its board of directors; and that the seal affixed to said instrument is the corporate seal of said corporation.

In testimony whereof, I have hereunto subscribed my name, and affixed my official seal, at BARTLESVILLE, OKLAHOMA, this 25th day of April, 1975.

Veda Mickels
Notary Public VEDA MICKELS

VEDA MICKELS NOTARY PUBLIC IN AND FOR THE STATE OF OKLAHOMA BARTLESVILLE

My commission expires:
MARCH 7, 1976

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Richard E. Thoni	Richard E. Thoni	
(NAME:)	(NAME:)	
3012 S.W. 8th St.	3012 S.W. 8th St.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Mi. Mi. Florida 33135	Mi. Mi. Florida 33135	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 30,000.00

Subscribed and sworn to before me, this the 2nd day of June, 19

Richard E. Thoni
Affiant

My commission expires:

NOTARY PUBLIC STATE OF FLORIDA AT LARGE

Dorothy Thoni
Notary Public

Bonded by American Fire & Casualty Co.

JUN-9[illegible] CONV 30,000.00
JUN-9[illegible] S'TAX A* 78.00
JUN-9[illegible] PR'FEE A* .50
JUN-9[illegible] W'DEED A* 4.00 * 82.50