Buyer + Dad Biles
Sterrs Lesley
Rt #3 Hyder Ferry Road
Nash. Tenn

81-11
414 pw

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: BOOK 4921 PAGE 443

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 Sterrs Lesley of Nashville, Tennessee, Grantee, the following real property and premises, situate in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 78 & 79 on the Plan of Cephas Woodard's Subdivision of Lots Nos. 5 & 6 of the Thomas Woodard Property, as of record in Book 161, page 174, Register's Office for said County, and described according to a survey made by William Collier Parrish Associates, as follows:

Beginning at an iron stake at the northwest intersection of Buchanan Street and 12th Avenue North; thence with the North margin of Buchanan Street North 77° 49' west 118 feet to an iron stake in east margin of an alley; thence with the east margin of said alley north 1° 40' west 100 feet to an iron stake, the northwest corner of Lot No. 79; thence with the north margin of Lots Nos. 79 & 78 south 89° 56' east 115 feet to an iron stake and cross on walk in the west margin of 12th Avenue North; thence with the west margin of 12th Avenue North, south 1° 30' east 124.8 feet to the point of beginning.

Said lot No. 78 being the same property conveyed to Reproco, Inc. by deed from The Mid-Ten Oil Company, of record in said register's office, and said lot No. 79 being the same property conveyed to Reproco, Inc. by deed from The Mid-Ten Oil Company of record in said register's office.

together with all improvements thereon and the appurtenances thereunto belonging. There is excepted from this conveyance all oil, gas and other minerals and mineral rights. Grantor 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, his successors, heirs and assigns forever.

SIGNED AND DELIVERED this 21st day of [illegible], 1975.

WITNESSES:

[signature]

[signature]

REPROCO, INC.

By: [signature]
Vice-President

By: [signature]
Asst. Secretary

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 Secretary 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; that the same is their free act and deed as such officers 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 21st day of March, 1975.

Notary Public

My commission expires:

This instrument prepared by:

Robert C. Kiger, Attorney at Law
37 West Broad Street
Columbus, Ohio 43215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 24,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF June, 1975

Deputy Register

D 0 2 3 9 2

IDENTIF. REFERENCE

JUN 12 8 32 AM '75

FEE [illegible] REGISTER DAVIDSON COUNTY, TENN.

JUN 12 75	CONV	24,000.00			
JUN 12 75	S'TAX		A*	62.40	
JUN 12 75	PR'FEE		A*	.50	
JUN 12 75	W'DEED		A*	4.00	* 66.90