This Form furnished by Attorneys Title Company, Inc.

BOOK 4937 PAGE 984

Form No. WD-2

FROM

HARRY M. ROWLAND, TRUSTEE

TO

AMERICAN NATIONAL INSURANCE COMPANY

For draftsman's use

PREPARED BY:
John L. Chambers
Chambers & Wiseman
19th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American National Insurance Company (NAME)	New Owner (NAME)	14
One Moody Plaza (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	20
Galveston, Texas 77550 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	pt

(FOR REGISTER'S USE)

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$1,317,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF July 1975

Notary Public

MY COMMISSION EXPIRES: 3-[illegible]-1979

(AFFIX SEAL)

For and in Consideration of the sum of ---------- ONE MILLION THREE HUNDRED SEVENTEEN THOUSAND AND NO/100 ---------- DOLLARS ($1,317,000.00), cash in hand paid, receipt of which is hereby acknowledged, I, HARRY M. ROWLAND, TRUSTEE, with full power to sell, assign, convey, lease, encumber, or otherwise deal with the property,

have bargained and sold, and by these presents do transfer and convey unto the said AMERICAN NATIONAL INSURANCE COMPANY, a Texas corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in the Ninth Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of Bellevue Center, Section 2, as of record in Book 4675, page 114, Register's Office for said County, described according to survey of Turner Engineering Company, Inc. dated June 27, 1975, as follows:

BEGINNING at a point in the north right-of-way of U. S. Highway 70-S, said point being in the southwest corner of the McDonald site and being southwest 200.0 feet from the intersection of the north right-of-way of U. S. Highway 70-S and the west right-of-way of Old Hickory Boulevard and proceeding westwardly as follows:

With the north right-of-way of U. S. Highway 70-S and with a curve to the right having a radius of 2775.0 feet a distance of 240.0 feet to a point; thence, leaving said right-of-way, North 11° 33' 00" West a distance of 160.0 feet to a point; thence, South 77° 24' 54" West a distance of 100.0 feet to a point; thence, North 07° 59' 39" West a distance of 290.0 feet to a point; thence, North 44° 33' 00" East a distance of 210.0 feet to a point; thence, North 50° 30' 00" East a distance of 250.0 feet to a point; thence, South 78° 13' 00" East a

distance of 275.0 feet to a point in the west right-of-way of Old Hickory Boulevard; thence, southwardly with a curve to the left having a radius of 1462.63 feet a distance of 363.45 feet to a point; thence, South 02° 27' 00" East a distance of 1.55 feet to a point, said point being in the northeast corner of the McDonald site; thence, leaving said right-of-way and with McDonald's line, South 70° 48' 00" West a distance of 228.0 feet to a point; thence, continuing with McDonald's west line, South 11° 50' 00" East a distance of 174.0 feet to the point of beginning.

BEING part of the same property conveyed to Harry M. Rowland, Trustee, by deed from Lone Star Development Corporation, of record in Book 4687, page 329, Register's Office for Davidson County, Tennessee.

This is unimproved / improved (X) property, known as Lot 1, Bellevue Center, Section 2
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said AMERICAN NATIONAL INSURANCE COMPANY, its successors and assigns, forever.

And I do covenant with the said AMERICAN NATIONAL INSURANCE COMPANY that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, EXCEPT FOR the following:

1. Ad valorem property taxes for the year 1975, which have been prorated as of the date of this conveyance and which Grantee has assumed and agreed to pay.

2. Terms and provisions of a lease between Harry M. Rowland, Trustee, and The Kroger Co., of record in Book 4807, page 388, Register's Office for Davidson County.

3. Terms and provisions of a lease between Harry M. Rowland, Trustee, and Superx Drugs of Texas, Inc., of record in Book 4810, page 630, Register's Office for Davidson County.

4. Easements for ingress and egress granted to McDonald's Corporation by grant from Harry Rowland, Trustee, of record in Book 4730, page 361, Register's Office for Davidson County.

5. Easement granted to Albert M. Maloney by grant from Harry Rowland, Trustee, of record in Book 4878, page 261, Register's Office for Davidson County.

6. Ten-foot right-of-way dedication easements, setback lines, and conditions of owner's certificate and other data as shown on a plan of record in Book 4675, page 114, Register's Office for Davidson County.

7. Rights of Leonard L. Wall and James A. Scott, d/b/a Bellevue T.V. Sales & Service, Ralph Fletcher and Theodore J. Murray, d/b/a Ralph's Cleaners, and Security Federal Savings & Loan Association, as tenants pursuant to lease agreements by and between Harry M. Rowland, Trustee, and said tenants.

And I, HARRY M. ROWLAND, TRUSTEE,

do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said AMERICAN NATIONAL INSURANCE COMPANY, its successors and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of July, 1975, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Harry M. Rowland, Trustee

HARRY M. ROWLAND, TRUSTEE

AUG-1 75	CONV	*	.00		
AUG-1 75	S'TAX		A*	3,424.20	
AUG-1 75	PR'FEE		A*	.50	
AUG-1 75	W'DEED		A*	6.00	* 3,430.70

FILED AUG 1 4 05 PM '75
IDENTIFICATION REFERENCE
FEE $ PAID
REGISTER
DAVIDSON COUNTY, TENN.

D 0 9 4 1 0

STATE OF TENNESSEE
County of DAVIDSON

Personally appeared before me, John R. Chambers, a Notary Public in and for said County and State, the within named HARRY M. ROWLAND, TRUSTEE,

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of ~~July~~ August, 1975.

John R. Chambers, Notary Public

Commission Expires 31 August 1977

JOHN R. CHAMBERS NOTARY PUBLIC DAVIDSON COUNTY, TENN.