740029-4

SPECIAL WARRANTY DEED

BOOK 1983 PAGE 266

FIDELITY FEDERAL SAVINGS & LOAN ASSOCIATION OF NASHVILLE

THIS INDENTURE, Made this 21st day of November , 197 5 , 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 JOE H. BANDY, JR., 3920 Caylor Drive, Nashville, Tennessee 37215, Grantee;

117-15
34
PW

W I T N E S S E T H:

That the said Grantor, for and in consideration of the sum of ONE HUNDRED FORTY-FOUR THOUSAND AND NO/100---------- ($144,000.00) 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:

A part of Lot 4 of Glen Echo Subdivision according to an unrecorded map thereof and more particularly described in survey dated March 4, 1954, and prepared by W. W. Turner Company, as follows:

Beginning at an iron pin, the Southeast intersection of Glen Echo Road and Hillsboro Road; thence with the margin of Glen Echo Road South 76° 48' East 125.00 feet to an iron pin; thence leaving Glen Echo Road, South 25° 24' West 130.00 feet to an iron pin; thence North 87° 23' West 125.00 feet to an iron pin in the East margin of Hillsboro Road; thence with the margin of same North 22° 54' East 152.00 feet to the point of beginning, being the same premises conveyed to Sinclair Refining Company (predecessor in title, through mergers, to Atlantic Richfield Company) by Deed dated March 15, 1954 and of record in Book 2272, page 468, Registrar's Office of said County, subject to easements in favor of State of Tennessee granted in Case #B-13838 styled State of Tennessee vs. Sinclair Refining Company, the Court's final Order of Condemnation having been issued under date of November 16, 1973, and described as follows:

Beginning at the point of intersection of the east margin of State Route 106 (Hillsboro Pike) and the south margin of Glen Echo Road; thence along the said south margin south 77 degrees 13 minutes east 10.79 feet to a point; thence southwestwardly along a curve to the left having a radius of 30 feet a distance of 17.60 feet to a point in the east margin of Hillsboro Pike; thence along the said east margin north 33 degrees 17 minutes east 11.92 feet to the point of beginning and containing 112 square feet and being part of the same property conveyed by C. B. Kelley to the Sinclair Refining Company of record in Book 2272, Page 468, Register's Office for Davidson County.

Also, pursuant to said order, a temporary construction easement over the following described premises:

Beginning at the point of curve described above and running parallel with the curve at all points with a width of 2.0 feet and containing 49 square feet to be used for a sidewalk easement, by the State of Tennessee, its contractors or its assigns for a period of 3 years.

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 5 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 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:

Assistant Secretary
Atlantic Richfield Company,
a Pennsylvania Corporation

ATLANTIC RICHFIELD COMPANY

By _____
Vice President
Atlantic Richfield Company,
a Pennsylvania Corporation

THIS INSTRUMENT PREPARED BY
L. R. Berkowitz, Attorney-At-Law,
Philadelphia, Pennsylvania

Tax Bills for the current and subsequent Tax Years should be mailed to:

Joe H. Bandy, Jr.
3920 Caylor Drive
Nashville, Tennessee

The property hereby conveyed is physically situated at:

SEC of Hillsboro and Glen Echo Roads
Nashville(Davidson County), Tennessee

BOOK 4983 PAGE 268

COMMONWEALTH OF PENNSYLVANIA)
) SS:
COUNTY OF PHILADELPHIA)

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Robert R. Chambers with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of 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 purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and Official Seal at office this 21st day of November 1975.

Katherine M. Skenskinnen
Notary Public

MY COMMISSION EXPIRES:

NOTARY PUBLIC
Philadelphia County
My Commission Expires May 30, 1977

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $111,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF December 1975

Notary Public

MY COMMISSION EXPIRES: April 30, 1978

(AFFIX SEAL)

CERTIFICATE

BOOK 4983 PAGE 269

I, Elaine V. Maloney , 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 Chicago, Illinois on May 6, 1975, at which meeting a quorum was present and voting throughout, the following resolution was duly adopted:

> RESOLVED, That any Assistant Vice President be and hereby is 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, or any other instrument, 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 21st day of November , 1975 .

Elaine V. Maloney
Assistant Secretary

ATLANTIC RICHFIELD COMPANY

D 29971

IDENTIFICATION REFERENCE

DEC 29 3 23 PM '75

FELIX Z. WILKINSON REGISTER
DAVIDSON COUNTY, TENN.

DEC29 75	CONV	90,000.00			
DEC29 75	CONV	54,000.00			
DEC29 75	S'TAX		B* 374.40		
DEC29 75	PR'FEE		B* .50		
DEC29 75	W'DEED		B* 8.00	*	382.90