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BOOK 5095 PAGE 756

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P. 383
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SPECIAL WARRANTY DEED

THIS INDENTURE, Made this 27th day of October, 1976, between ATLANTIC RICHFIELD COMPANY, a Pennsylvania corporation, authorized to transact business in the State of Tennessee, having an office at 515 South Flower Street, Los Angeles, California 90071, Grantor, and LIONEL B. WILDE, of 1103 West First North Street, Morristown, Tennessee

, Grantee;

W I T N E S S E T H:

That the said Grantor, for and in consideration of $10.00 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, with the buildings and improvements thereon, Situate in 5th Civil District, County of Davidson and State of Tennessee, to-wit:

Being part of the old Alex Carper Home Place, as of record on plan of record in Plan Book 2, pages 67 and 82, Chancery Court at Nashville, Tennessee, described as follows:

BEGINNING at a point in the South margin of Bell Road, 40 feet from centerline of same, said point being the intersection of the South margin of Bell Road and the West margin of an adjoining frontage road; thence South 0 degree 31 minutes East a distance of 190.00 feet to an iron pin; thence North 89 degrees 19 minutes West a distance of 230.00 feet to an iron pin; thence North 0 degrees 31 minutes West a distance of 190.00 feet to a point on the South margin of Bell Road; thence with said South margin, South 89 degrees 19 minutes East a distance of 230.00 feet to the point of beginning.

SAVE AND EXCEPT a strip of land to be used for highway widening purposes described as follows:

Commencing at an iron pin located 50 feet South of the center line of Bell Road and 10 feet South of the Northwest corner of the property hereinabove described; thence South 89 degrees 19 minutes East, parallel with Bell Road, a distance of 205.5 feet to an iron pin; thence along a curve to the right having a radius of 25 feet and a central angle of 88 degrees 48 minutes, a chord distance of 38.75 feet to an iron pin in the East line of the property above described; thence North 00 degrees 31 minutes West a distance of 34.48 feet along the West margin of an adjoining frontage road; thence North 89 degrees 19 minutes West a distance of 230 feet along the existing South right-of-way line of Bell Road; and thence South 00 degrees 31 minutes East a distance of 10 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 October 21, 1966, and recorded in the Office of the Register of said Davidson County, in Book 4073, Page 533.

I, the undersigned, do hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $50,497.83, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Subscribed and sworn to before me,
this 9th day of Nov., 1976.

NOTARY PUBLIC

6 18 79

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

SUBJECT to all restrictions and easements of record; unrecorded easements, if any; real estate taxes for the year 1976 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

By: _____
Assistant Vice President

THIS INSTRUMENT PREPARED BY
L. R. BERKOWITZ, ATTORNEY-AT-LAW
PHILADELPHIA, PENNSYLVANIA

DEC 10 76 CONV 50497.87
DEC 10 76 S'TAX $* 131.30
DEC 10 76 STATE $* .50
DEC 10 76 RECD $* 4.00 * 135.80

STATE OF CALIFORNIA :

COUNTY OF LOS ANGELES :

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared John W. Bond with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Assistant Vice President of Atlantic Richfield Company the within named bargainor, a corporation, and that he as such Assistant 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 Assistant Vice President.

WITNESS my hand and official seal at office this 27th day of October , 1976 .

Notary Public

My commission expires:

IDENTIFICATION REFERENCE
Dec 10 2 22 PM '76
REGISTER
DAVIDSON COUNTY, TENN.

OFFICIAL SEAL
MAXINE G. CLARK
NOTARY PUBLIC - CALIFORNIA
PRINCIPAL OFFICE IN
LOS ANGELES COUNTY
My Commission Expires April 4, 1980

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