This instrument prepared by:
James R. Wyatt, Attorney
First American Center
Nashville, Tennessee 37238

BOOK 5174 PAGE 354

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
TANDYCRAFTS, INC. (NAME)	TANDYCRAFTS, INC. (NAME)	34-2 Par. 91
No. 3 TANDY CENTER (STREET ADDRESS OR ROUTE NUMBER)	No. 3 TANDY CENTER (STREET ADDRESS)	
FORT WORTH, TEXAS 76102 (CITY) (P. O. ZONE) (STATE)	FORT Worth, Texas 76102 (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ---------- ($10.00) ---------- Dollars,

cash in hand paid by Tandycrafts, Inc. and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged,

Larry L. Westbrook, Trustee, and Caudill Properties, Inc. (formerly Caudill Realty Company), a Tennessee corporation,

have this day bargained and sold, and do hereby transfer and convey unto the said Tandycrafts, Inc., its (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Being Lot No. 2 on the Plan of Echo Meadows Re-Development, Section 2, a resubdivision of Lots 47 and 48, as of record in Book 5060, page 151, Register's Office for said County.
Said Lot No. 2 fronts 86 feet on the westerly side of Two Mile Parkway and extends back 203.10 feet on the northerly line and 181.50 feet on the southerly line to a dead line measuring 89.62 feet thereon.
Being part of the property conveyed to Larry L. Westbrook, Trustee, by deed from Joseph R. Hopkins and wife, Lessie G. Hopkins, of record in Book 4344, page 412, and part of the property conveyed to Caudill Realty Company, by deed from Larry L. Westbrook, Trustee, of record in book 4496, page 865, said Register's Office.

This conveyance is made subject to 10-foot public utilities and drainage easement and 8-inch sewer line across rear of premises, 65-foot building setback line from Two Mile Parkway, and conditions of owner's certificate as shown on plan of record in book 5060, page 151, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this ~~transfer~~ is $ 108,000.00

Subscribed and sworn to before me, this the 20th day of July, 19 77

Affiant

My commission expires: 4/21/80 (Affix Seal)

Notary Public

NOTARY PUBLIC STATE OF TENNESSEE LARGE

This is unimproved (X) improved ( ) property, known as ..... (House Number) ..... (Street) P. O. Address: ..... (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Tandycrafts, Inc., its (successors), heirs and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except taxes for 1977 which are prorated and to be paid by the grantors.

Grantors do further covenant and bind themselves, their successors ~~XXXX~~ and representatives, to warrant and forever defend the title to said real estate to said Tandycrafts, Inc., its (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hands this 20th day of July, 19 77, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Larry L. Westbrook, Trustee

CAUDILL PROPERTIES, INC.

By: ..... President.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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Personally appeared before me, Mary Ensey, *a Notary Public in and for said County and State,* Larry L. Westbrook, Trustee,

the within named 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* 20th *day of* July, *19* 77.

Mary Ensey
Notary Public

Commission expires 4/21/80

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Mary Ensey, *a Notary Public of the State and County aforesaid, personally appeared* Noble E. Caudill, Jr., *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Caudill Properties, Inc., *the within named bargainor, a corporation, and that* he *as such* President, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee *this* 20th *day of* July, *19* 77

Mary Ensey
Notary Public

Commission expires 4/21/80

JUL 22 77	CONV	90,000.00			
JUL 22 77	CONV	18,000.00			
JUL 22 77	S'TAX		B*	280.80	
JUL 22 77	PR'FEE		B*	.50	
JUL 22 77	W'DEED		B*	4.00	* 285.30

PLEASE RETURN TO: CHICAGO TITLE INSURANCE COMPANY
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

23439

WARRANTY DEED

FROM
Larry L. Westbrook, Trustee et al.

TO
Thomas M. Eisner

E 15920

IDENTIF. REFERENCE

JUL 22 1 18 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238