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

WARRANTY DEED

BOOK 5174 PAGE 356

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tandycrafts, Inc. (NAME)	Tandycrafts, Inc No. 3 Tandy Center (NAME)	Map 133-10
No. 3 Tandy Center (STREET ADDRESS OR ROUTE NUMBER)	~~2727 West Seventh St~~ (STREET ADDRESS)	Parcel Pt. 1
Fort Worth Texas 76102 (CITY) (P. O. ZONE) (STATE)	Fort Worth, Tx. 76109 (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,

JUL 22	CONV	90,000.00			
JUL 22	S'TAX		B*	234.00	
JUL 22	PR'FEE		B*	.50	
JUL 22	W'DEED		B*	8.00	* 242.50

J. Redd and Associates, a partnership consisting of James T. Redd, Carl B. Parker, Jr. and Carl P. Gardner, *have bargained and sold, and by these presents do transfer and convey unto the said* Tandycrafts, Inc., its successors *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of the subdivision of J. Redd & Associates' Property, of record in Book 5060, page 126, Register's Office for said County, described as follows:
Beginning at a point in the easterly margin of Nolensville Road, said point being the northwesterly corner of the herein described tract and the southwesterly corner of Lot No. 1; thence with the southerly line of Lot No. 1 south 87 deg. 33' 00" east 150.00 feet to a point, said point being the southeast corner of Lot No. 1; thence south 45 deg. 01' 55" east 150.83 feet to a point; said point being the southeast corner of the herein described tract and the northeast corner of Lot No. 2; thence with the northerly line of Lot No. 2 south 85 deg. 57' 09" west 200.00 to a point; said point being in the easterly margin of Nolensville Road; thence with the said margin of Nolensville Road north 24 deg. 10' 45" west 139.35 feet to the point of beginning.

Being part of the same property conveyed to J. Redd & Associates, a partnership consisting of James T. Redd, Carl B. Parker, Jr. and Carl P. Gardner by deed from George Forehand, Sr., Trustee, Memorial Trust, of record in Book 4189, page 781, Register's Office for said County.

The grantors reserve an easement for utilities (water and sewer) along the northerly 15 feet of premises. The parties hereto agree that in the event said easement is used that the grantor will reimburse the grantee the amount of consideration necessary to restore premises to its former condition or to restore said premises to the same condition as it existed prior to the use of said easement.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 90,000.00

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

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

Affiant

Mary Enser Notary Public

MARY ENSER NOTARY PUBLIC

BOOK 5174 PAGE 357

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

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Tandycrafts, Inc., its successors ..... ~~heirs~~ *and assigns, forever.*

And Grantor does ~~do~~ *covenant with the said* Tandycrafts, Inc. ..... *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except for 1977 taxes which are prorated and to be paid by the grantor.

And J. Redd and Associates, a partnership consisting of James T. Redd, Carl B. Parker, Jr. and Carl P. Gardner, does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *heirs and representatives, to warrant and forever defend the title to the said land to the said* Tandycrafts, Inc., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

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.*

J. Redd and Associates

By: James T. Redd, partner

Carl B. Parker, Jr., partner

Carl P. Gardner, partner

BOOK 5174 PAGE 358

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Mary Ensey, a Notary Public in and for said County and State, the within named James T. Redd, Carl B. Parker, Jr. and Carl P. Gardner, a partnership, d/b/a J. Redd and Associates,

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

Witness my hand and official seal at Nashville, Tennessee this 20th day of July, 1977.

Mary Ensey, Notary Public.

Commission Expires 4/21/80

MARY ENSEY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF
COUNTY OF

Personally appeared before me, , a Notary Public in and for said County and State, the within named

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

Witness my hand and official seal at , this day of , 19 .

, Notary Public.

Commission Expires

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and seal, at office in , this day of , 19 .

Notary Public

Commission Expires

IDENTIFICATION REFERENCE

FILED JUL 22 1 20 PM '77

REGISTER DAVIDSON COUNTY, TENN.

51592

PLEASE RETURN TO
CHICAGO TITLE INS. CO.
FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 231438

BOOK 5174 PAGE 359

WARRANTY DEED

FROM

J. Redd and Associates, a partnership

TO

Thomas M. Eisner

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208