Store No. 18559

BOOK 5232 PAGE 776

CORPORATE FORM

WARRANTY DEED

To Be Assigned

MST Tract Reference: _____

THIS INDENTURE, made and entered into this 30th day of June 19 76, by and between

THE SOUTHLAND CORPORATION

a corporation organized and existing under and by virtue of the laws of the State of Texas, party of the first part, and JOHN P. THOMPSON and E.M. MONK, two of the trustees of The Southland Employees' Trust, under Trust Agreement dated April 25, 1962, as amended, the original of which is deposited in the offices of The Southland Corporation, Dallas, Texas party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars (10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Nashville County of Davidson, State of Tennessee:

See attached Schedule "A".

DEC13F	CONV	90,000.00			
DEC13F	CONV	38,105.81			
DEC13F	S'TAX		B*	333.06	
DEC13F	PR'FEE		B*	.50	
DEC13F	W'DEED		B*	4.00	* 337.56

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST:

John H. Rodgers
Assistant Secretary

THE SOUTHLAND CORPORATION

By: Clark J. Matthews
Vice President

STATE OF ~~TENNESSEE~~ TEXAS COUNTY OF ~~SHELBY~~ DALLAS

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Clark J. Matthews, II with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of The Southland Corporation the within named bargainor, a corporation, and that he as such Vice President, being authorized to do so, 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 30th day of June 19 76

My commission expires 2-28-79

VICKIE ROSENFELD, Notary Public
in and for Dallas County, Texas
My Commission Expires February 28, 19[illegible]

Vickie Rosenfeld
Notary Public

(FOR RECORDING DATA ONLY)

Property address 2001 Belmont Blvd at Portland Ave

Mail tax bills to: (Person or Agency responsible for payment of taxes)
The Southland Employees' Trust
P. O. Box 719
Dallas, Texas 75221

This instrument prepared by:
John H. Rodgers, Attorney
2828 N. Haskell Avenue
Dallas, Texas

State tax	$
Register's fee	.50
Recording fee	4.00
Total	

T.G. #

Return to:

Form 39 Revised 9/26/73

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 128,105.81, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John H. Rodgers
Affiant

Subscribed and sworn to before me this 30th day of June 19 76

Notary Public

Schedule "A"

BOOK 5232 PAGE 777

Lot No. 132 on the Plan of Belmont Land Company's Subdivision as of record in Book 421, page 34, and being more particularly described according to a survey by Roger H. Fuqua, dated September 3, 1975 as follows:

BEGINNING at a P.K. Nail in old concrete walk at the intersection of the westerly margin of Belmont Boulevard and the southerly margin of Portland Avenue; thence with the westerly margin of Belmont Boulevard with a curve to the right (radius 195.0 feet) southerly a distance of 162.38 feet to an iron pin at the easterly common corner of Lots 132 and 133 above stated plan and having a chord bearing a distance of S 20 degrees 14' 41" E. 157.73 feet thence; with the common line between lots 132 and 133, N 86 degrees 47' W. 155.91 feet to an iron pin on the easterly margin of Alley No. 894, thence; with the easterly margin of Alley No. 894, N 7 degrees 31' E, 151.71 feet to an iron pin on the southerly margin of Portland Avenue, thence; with the southerly margin of Portland Avenue, S 82 degrees 11' E, 82.00 feet to the point of beginning and containing 19268 square feet of 0.442 acres.

BEING AND INTENDED TO BE the same property conveyed to The Southland Corporation by Deed dated October 9, 1975 filed October 28, 1975 and recorded in Book 4964 Page 974 of the Deed Records of Davidson County, Tennessee.

SUBJECT TO current taxes and assessments not delinquent and taxes and assessments for subsequent years; covenants, restrictions, reservations, rights, rights-of-way and easements of record; zoning ordinances or statutes and building, use and occupancy restrictions of public record.

E 4 1 4 9 3

T'
IDENTIF. REFERENCE
U C C

DEC 13 10 53 AM '77

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.