SS 16831

BOOK 5273 PAGE 152

Map-75-13
Par 213 2d

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT REPROCO, INC., a Delaware corporation, Grantor, in consideration of the sum of Ten and No/100 Dollars ($10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto John Houdeshell 105 Fairways Drive of Hendersonville, Tennessee, Grantee, the following real property and premises, situate in the County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, described according to a survey made by William C. Love, Engineer, May 13, 1961 as follows:

BEGINNING at an iron stake in the Northeast right of way line of a proposed extension to Bonnaspring Drive, said beginning point being 78.5 feet southeast from a concrete monument at the present northeast end of Bonnaspring Drive and at the present southeast end of Bonnaford Drive, as shown on plat of Hermitage Hills Subdivision, Section One, of record in Book 2900, page 49, Register's Office for said County; thence North 31° 30' East 141.7 feet to an iron stake; thence South 69° 57' East 117.0 feet to an iron stake in the West right of way line of Lebanon Road; thence along the west right of way line of said Road, along a curve to the right of varying radius, parallel to and 35.0 feet from the center line of Lebanon Road, the chord bearing and distance being, respectively, South 18° 23' West 125.0 feet to an iron stake; thence along a curve to the right, with radius of 25.0 feet through a central angle of 90° 06', 39.31 feet to an iron stake in the northeast right of way line of said proposed extension to Bonnaspring Drive; thence North 69° 54' west 14.4 feet, along said right of way line, to an iron stake; thence 109.97 feet along said right of way line, along a curve to the right, with radius 553.45 feet, through a central angle of 11° 24' to the point of beginning, and containing 0.878 acres more or less.

This being the same property conveyed to REPROCO, INC. by Warranty Deed dated 6/29/65 and recorded in Book 3906, Page 873 of Davidson County, Tennessee. Register's Office.

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, zoning ordinances, restrictions and easements of record or in place.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATIVED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS".

TO HAVE AND TO HOLD said described premises unto the said Grantee, their successors, heirs and assigns forever.

SIGNED AND DELIVERED this 3rd day of March, 1978.

REPROCO, INC.

By _____
Vice President

ATTEST: _____
Assistant Secretary

Form 3897 11-74

This instrument prepared by:
W. J. Ashworth
Phillips Petroleum Company
P. O. Box 4833
Atlanta, GA 30302

STATE OF Oklahoma ,
COUNTY OF Washington , SS:

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On this 3 day of April, 1978, before me appeared BETTY H. DALRYMPLE and Bertha Lanckriet, to me personally known, who, being by me duly sworn did say that they are the Vice President and Assistant Secretary of REPROCO, INC., and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and said BETTY H. DALRYMPLE and [illegible] acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 3 day of April, 1978.

Geneva M. Liston
Notary Public

GENEVA E. LISTON NOTARY PUBLIC IN AND FOR OKLAHOMA BARTLESVILLE, OKLA.

My commission expires:
SEPTEMBER 5, 1979

E 5 9 7 0 8
IDENTIF. REFERENCE
APR 13 2 41 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

NAME & ADDRESS OF NEW OWNERS:

John Houdeshell
105 Fairways Drive
Hendersonville, TN 37075

SEND TAX BILLS:

Same

MAP & PARCEL NUMBERS:

75-13
Par 213 2d

I swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 100,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(William C. Boyers)

Subscribed and sworn to before me this the 13th, day of April, 1978.

Deborah K. Hudson
Notary Public

My commission expires: 11/1/80

DEBORAH K. HUDSON NOTARY PUBLIC DAVIDSON COUNTY, TN

APR 13 78	CONV	90,000.00			
APR 13 78	CONV	10,000.00			
APR 13 78	S'TAX		B*	260.00	
APR 13 78	PR'FEE		B*	.50	
APR 13 78	W'DEED		B*	4.00	* 264.50