"THIS INSTRUMENT PREPARED BY JAMES I. VANCE ESQ.
ATTORNEY, 21st - FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
L. Thomas Hart, Jr., Trustee	Same	161-167
c/o Kermit C. (NAME: Stengel Co.	BOOK 5308 (NAME) PAGE 21	6DU 59984
15th floor, Third National Bank (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37219 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One Hundred Fifteen Thousand ($115,000.00) *DOLLARS*

of which Seventy-five Thousand ($75,000.00) Dollars has been paid in cash and for the balance, the Grantee has executed his non-recourse note in the sum of Forty-Thousand ($40,000.00) Dollars, payable to the order of Grantor, due January 10, 1979, and secured by a deed of trust upon the property hereinafter conveyed, said note and deed of trust being executed and delivered concurrently herewith, Cousins Properties of Tennessee, Inc.

has es
~~have~~ bargained and sold, and by these presents do/transfer and convey unto the said L. Thomas Hart, Jr., Trustee, with full power to mortgage, sell, any beneficiary, his successors in transfer and convey without joinder of/trust *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 Lots 15 and 16 on the Plan of Hickory Plaza, Section Two of record in Book 5200, Page 68, Register's Office for said County and being more particularly described as follows:

Lot 15:

Commencing in the West margin of Nolensville Road at a point 50 feet North of a highway monument at the intersection of Old Hickory Boulevard and said road; thence running North 05°01' West a distance of 803.30 feet to a point; thence running with a curve having a central angle of 00°20'40" and a radius of 6,499.22 feet, 39.08 feet to a point; thence running South 84°38'20" West a distance of 158.00 feet to a point; thence running North 05°01' West a distance of 209.45 feet to a point; thence running North 84° 32'56" West a distance of 429.76 feet to the point of BEGINNING; thence running South 03°04' West a distance of 261.01 feet to a point; thence running South 84°59' West a distance of 148.30 feet to a point; thence running North 08°49'35" East a distance of 264.66 feet to a point; thence running with a curve having a central angle of 86°37'29" and a radius of 25.00 feet, 37.80 feet to a point; thence running South 84°32'56" East a distance of 94.43 feet to the point of BEGINNING, containing 0.83 acres, more or less.

Lot 16:

Commencing in the West margin of Nolensville Road at a point 50 feet north of a highway monument at the intersection of Old Hickory Boulevard and said road, thence running North 05°01' West a distance of 803.30 feet to a point; thence running with a curve having a central angle of 00°20'40" and a radius of 6,499.22 feet, 39.08 feet to a point; thence running South 84°38'20" West a distance of 158.00 feet to a point; thence running North 05°01' West a distance of 209.45 feet to a point; thence running North 84°32'56" West a distance of 327.76 feet to the point of beginning; thence continuing North 84°32'56" West a distance of 102.00 feet to a point; thence running South 03° 04' West a distance of 261.01 feet to a point; thence running North 84°59' East a distance of 127.81 feet to a point; thence running North 12°04'51" East a distance of 31.27 feet to a point; thence running North 05°01' West a distance of 210.00 feet to the point of beginning, containing 0.68 acres, more or less.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $115,000.00

Subscribed and sworn to before me, this the 6th day of ~~June~~ July, 19 78

My commission expires: 4/18/82 (Affix Seal)

Affiant

Notary Public

L. Thomas Hart, Trustee

BEING part of the property conveyed to Cousins Properties of Tennessee, Inc., by deed from Brentwood East Company, a Limited Partnership acting by and through its General Partner, Justus Investment Company, a partnership composed of Walter E. Justus and Walter G. Justus of record in Book 4658, Page 794, Register's Office for Davidson County, Tennessee.

In that certain deed from Cousins Properties of Tennessee, Inc. to Fletcher Bright Company, Trustee, dated June 24, 1974, of record in Book 4827, page 892, the Grantor reserved to itself, its successors and assigns, a certain perpetual non-exclusive easement for various purposes including the passage of pedestrian and vehicular traffic, ingress and egress, parking of automobiles and the free and unrestricted access between the lands conveyed in said deed and the lands retained by the Grantor therein. Accordingly, the Grantor does hereby sell, assign, transfer and set over unto the Grantee, all rights reserved in said deed, as described therein, including said perpetual non-exclusive easement, to the extent that such rights may benefit the property conveyed hereby, it being understood that such rights are not exclusive and may be exercised by the Grantee, his successors and assigns in common with all others for whom such rights were reserve

This conveyance of said property is made expressly subject to the following:

1. State and Metropolitan taxes for the year 1978 which have been prorated between the parties.

2. Restrictions contained in Lease Agreements between the Grantor and The Kroger Co of record in Book 4747, page 624, said Register's Office, as amended by instrument of record in Book 4818, page 748, said Register's Office, and between Grantor and SuperX Drugs of Texas, Inc., of record in Book 4747, page 628, said Register's Office.

3. Conditions of the owner's certificate, utility easements and other matters appearing upon the recorded plan of Hickory Plaza, Section Two, aforesaid.

4. Easement for ingress and egress as granted in that certain deed between the Grantor and Fletcher Bright Company, Trustee, of record in Book 4827, page 892, said Register's Office.

5. Cross-easement of record in Book 4818, page 745, said Register's Office.

This is unimproved (X) 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 L. Thomas Hart, Jr., Trustee, his successors in trust ..... *heirs and assigns, forever.*

And Grantor(es) *do covenant with the said* Grantee, ... *that* it is ..... *lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered,* except as set forth hereinabove.

JUL-6 CONV 90,000.00
JUL-6 CONV 25,000.00
JUL-6 S'TAX B* 299.00
JUL-6 PRFEE B* .50
JUL-6 W'DEED B* 6.00 * 305.50

And Grantor*es* *assigns* *do/further covenant and bind* itself, its successors and/ ~~*heirs and representatives,*~~ *to warrant and forever defend the title to the said land to the said* Grantee, his successors in trust ~~*heirs*~~ *and assigns against the lawful claims of all persons whomsoever. Witness* our *hand*s *this* 6th *day of* ~~June~~ July, *1978, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

COUSINS PROPERTIES OF TENNESSEE, INC.

By George Volkert, Pres.

By Henry E. Kromer
VICE PRES

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, Sue F. Humphrey, a Notary Public of the State and County aforesaid, personally appeared George Volkert and Henry E. Kromer, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be president and vice-president of Cousins Properties of Tennessee, Inc., the within named bargainor, a corporation, and that they, as such president and vice-president, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as president and vice-president.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 6th day of ~~June~~ July, 1978.

Sue F. Humphrey
Notary Public

SUE F. HUMPHREY NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: 4/18/82

E 7.5.2 7.0.

IDENTIF. REFERENCE

Jul 6 3 07 PM '78

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.