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WARRANTY DEED

ATTORNEY, 21st - FLOOR FIRST AMERICAN CENTER
NASHVILLE, TENNESSEE 37238

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS
Autotronic Systems, Inc. (NAME)	Same (NAME)	Map 161
4550 Post Oak Place Dr., #100 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 156
Houston, Texas 77027 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	FB 6DU-7124D

For and in Consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of ~~DOLLARS~~ which is hereby acknowledged, Cousins Properties of Tennessee, Inc. (the "Grantor") has

es

have bargained and sold, and by these presents do transfer and convey unto the said Autotronic Systems, Inc. (the "Grantee"), its successors ~~and~~ heirs *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being a parcel of land located in the First Civil District, formerly the Sixth Civil District, Nashville, Davidson County, Tennessee, bounded on the East by Nolensville Road and on the North by Hickory View Drive. Further, being Reserved Parcel 7, as shown on the Plan of the Fourth Revision of Hickory Plaza, of record in Book 4860, page 55, Register's Office for Davidson County, Tennessee, and also on the Plan of Hickory Plaza, Section Two, of record in Book 5200, page 68, said Register's Office; and being more particularly described according to a survey of Barge, Waggoner, Sumner and Cannon, dated October 21, 1974, as follows:

Beginning at a concrete monument located in the northeast corner of the subject property on the west margin of Nolensville Road; thence with the west margin of Nolensville Road with a curve to the right having a central angle of 1° 24' 33" and a radius of 6,499.22 feet, 159.85 feet to an iron pin located in the southeast corner of the subject property on the west margin of Nolensville Road; thence S 84° 38' 20" W, 158 feet to an iron pin located in the southwest margin of the subject property; thence N 5° 1' W 209.45 feet to an iron pin located in the northwest corner of the subject property on the southern margin of Hickory View Drive; then S 84° 32' 56" E 136.88 feet to a concrete monument located on the northern boundary of the subject property and the southern margin of Hickory View Drive; thence with the intersection of Hickory View Drive and Nolensville Road, with a curve to the right having a central angle of 77° 46' 43" and a radius of 25 feet, 33.94 feet to the point of beginning; containing 0.70 acres, more or less, according to the survey.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $112,500.00

Affiant

Subscribed and sworn to before me, this the 8th day of September, 1978.

Notary Public

My commission expires: 4/18/82

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Being a portion of the property conveyed to Cousins Properties of Tennessee, Inc., by Warranty 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 reserv

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 plan of Hickory Plaza, Section Two, of record in Book 5200, Page 68, said Register's Office.

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.

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 Grantee, its successors .....

.....es ~~ors~~ *and assigns, forever.*

And Grantor *do covenant with the said* Grantee,

..... *that* it is *lawfully seized and possessed of said land in*
has

fee simple; ~~have~~ a good right to convey it, and the same is unencumbered, except as set forth hereinabove.

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IDENTIF. REFERENCE

SEP 22 2 04 PM '78

FELIX Z. W[illegible]SON II REGISTER
DAVIDSON COUNTY, TENN.

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, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever. Witness* these hands *this* 22nd *day of* September, *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, Vice President

By Henry E. Kramer VICE PRES.

SEP 22 78	CONV	90,000.00			
SEP 22 78	CONV	22,500.00			
SEP 22 78	S'TAX		B*	292.50	
SEP 22 78	PR'FEE		B*	.50	
SEP 22 78	W'DEED		B*	6.00	* 299.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sue F. Humphrey, *a Notary Public of the State and County aforesaid, personally appeared* George Volkert & Henry E. Kramer, *with whom I am personally acquainted, and who, upon oath, acknowledged* them ves *self to be* ~~Vice~~ President & vice-president *of the* Cousins Properties of Tennessee, Inc., *the within named bargainor, a corporation, and that* he/s *such* ~~Vice~~ President & vice-president, *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* them ves *self as* ~~Vice~~ President and vice-president

Witness my hand and seal, at office in Nashville, Tennessee *this* 22nd *day of* September, *19 78.*

Sue F. Humphrey
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Commission Expires 4/18/82