WARRANTY DEED

file box 7

prepared by James D. Vance Berry
First Fed, 1st Amer Ctr
Nashville, TN 372 8

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILL: TO:	MAP-PARCEL NUMBERS
Tennessee Star Brite Corp (NAME:)	Same (NAME:)	161/154 (part of)
352 Burke Hollow Rd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BOOK 5343 PAGE 594
Nolensville, TN 37135 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

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 which is hereby acknowledged,

Cousins Properties of Tennessee, Inc. (the "Grantor")

has *have bargained and sold, and by these presents do transfer and convey unto the said* Tennessee Star Brite Corporation (the "Grantee"), its *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 in the 1st Civil District, Nashville, Davidson County, Tennessee, bounded on the west by Hickory Plaza and located north of Old Hickory Boulevard and being Lot 11 of Section Two, Hickory Plaza as of record in Book 5200, Page 68, R.O.D.C., more particularly described as follows according to a survey made by Barge, Waggoner, Sumner and Cannon, dated September 20, 1978 (File No. 4790-02):

Beginning at a point in the easterly margin of Hickory Plaza, 664.0 feet from the northerly margin of Old Hickory Boulevard;

Thence, N 08° 49' 39" E, 145.28 feet to a point;

Thence, N 84° 59' E, 291.40 feet to a point;

Thence, S 05° 01' E, 141.00 feet to a point;

Thence, S 84° 59' W, 326.15 feet to the point of beginning.

Containing 1.00 acres more or less.

BEING part of the same property conveyed to Cousins Properties of Tennessee, Inc., by deed from Brentwood East Company of record in Book 4658, Page 794, Register's Office for said county.

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 reserved.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 48,000.00

Richard H. White
Affiant

Subscribed and sworn to before me, this the 28th day of June, 1978

Sue F. Humphrey
Notary Public

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

SUE F. HUMPHREY NOTARY PUBLIC DAVIDSON COUNTY TENNESSEE LARGE

This conveyance is made subject to the following:

1) 1978 state and county real property taxes, which have been prorated;

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 Super X Drugs of Texas, Inc., of record in Book 4747, Page 628, said Register's Office;

3) The Plan of record in Book 5200, Page 68, said Register's Office, shows an Owner's Certificate, an easement for public utility and drainage purposes along the east line of said lot, and the following notations: a) Highway access to Shopping Center limited to points shown; b) No building permit shall be issued for any lot until Site Plan for such lot is approved by the Metropolitan Planning Commission; and c) No building permits shall be issued for lots 11, 12 and 13 until Public Sanitary Sewers are constructed and approved by the Metropolitan Department of Water and Sewerage Services;

4) A perpetual nonexclusive easement for ingress and egress in deed from Cousins Properties of Tennessee, Inc., to Fletcher Bright Company, Trustee, of record in Book 4827, Page 892, said Register's Office; and

5) An easement of record in Book 4854, Page 240, said Register' 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 ..... *heirs and assigns, forever.*

And Grantor does *covenant with the said* Grantee ..... *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as above stated.

And Grantor does *further covenant and bind* itself, its *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its ..... *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 28th *day of* September, *19*.., *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, President

Henry E. Kromer, Vice-President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5343 PAGE 596

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

SEP 28 CONV 48,000.00
SEP 28 S'TAX B* 124.80
SEP 28 PR'FEE B* .50
SEP 28 W'DEED B* 6.00 * 131.30

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, Sue F. Humphrey *, a Notary Public of the State and County aforesaid, personally appeared* George Volkert & Henry E. Kromer *, with whom I am personally acquainted, and who, upon oath, acknowledged* themselves *to be* President & Vice-President *of the* Cousins Properties of Tennessee, Inc., *the within named bargainor, a corporation, and that* they *as such* 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* themselves *as* President and Vice-President

Witness my hand and seal, at office in Nashville, Tennessee
this 28th *day of* September *, 19* 78

Sue F Humphrey
Notary Public

Commission Expires 4/18/82

SEP 28 2 19 PM '78
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
IDENTIFICATION REFERENCE
91235

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE