Address of New Owner: Thomas M. Eisner
5608 Malvey
Fort Worth, Texas 76107

Send Tax Statement to same

SS 20201

51-8
87
File Boy
12

SPECIAL WARRANTY DEED

BOOK 5346 PAGE 503

KNOW ALL MEN BY THESE PRESENTS:

THAT REPROCO, INC., 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 THOMAS M. EISNER of 5608 Malvey, Fort Worth, Texas 76107, Grantee, the following real property and premises, situate in the County of Davidson, State of Tennessee, to wit:

Land in the 11th Civil District of Davidson County, Tennessee, being a part of Lot No. 3 on the original plan of Montague Subdivision of record in Book 421, page 129, Register's Office for said county, being known also as a part of the lot marked "Ben Webster" and a part of Lots 12 and 13 on the unrecorded map of Webster's Resubdivision of certain lots in Montague Subdivision originally laid out by survey of Z. J. Wilkinson, dated June 21, 1939, and being more specifically described according to a survey of Wm. Collier Parrish Associates, Civil Engineers, dated March 28, 1963, as follows:

BEGINNING at a point on the easterly margin of Gallatin Road, as widened, at an iron stake opposite a turn into Webster Street; thence around said turn, northeasterly 39.17 feet to an iron stake in the south margin of Webster Street; thence with the same, South 63° 09' East 100 feet to an iron stake; thence leaving said street, South 27° 03' West 105 feet to an iron stake; thence North 63° 05' West 125 feet to the easterly margin of Gallatin Road, as widened; thence with the margin of the same, North 27° 08' East 80 feet to the point of beginning, containing 13,110 square feet or .30 acre more or less.

TRACT NO. II - Land in the 11th Civil District of Davidson County, Tennessee, being an easement for a driveway adjacent to the above Tract No. I and shown on the survey of Wm. Collier Parrish Associates, Civil Engineers, above referred to, and described as follows:

BEGINNING at an iron stake in the east margin of Gallatin Road at the southwest corner of the land above described; thence along the south line of said Tract No. I, South 63° 05' East 125 feet to an iron stake at the southeast corner of the above described Tract No. I; thence South 27° 03' West 24 feet to a point; thence North 63° 05' West 95 feet to a point; thence westerly from said point to a point in the easterly margin of Gallatin Road, North 27° 08' East 40 feet to the point of beginning. Said driveway easement shall be for a period of 50 years from the date of deed from Tanasi Development Corporation to Phillips Petroleum Company recorded in Book 3578, Page 314, Register Office for said county. A portion of said Tract No. II is subject to a vendor's lien retained in the deed of record in Book 3314, page 396, to secure one note dated December 1, 1961, for the sum of $49,500.00, payable in installments as follows:
10 monthly installments of $210.00 each, beginning January 1, 1962, ending October 1, 1962, and 10 equal installments of $6,317.50 each, beginning January 1, 1963, and thereafter a like sum of $6,317.50 on the 1st day of January of each year until the said indebtedness is paid in full. Said installments include interest at 6% per annum. The land subject to the said vendor's lien is described as follows:

BEGINNING on the easterly margin of Gallatin Road at the common corner of Lots No. 12 and 13 of said unrecorded Resubdivision thence with the line between said lots, South 63° 05' East 125 feet to a point thence South 27° 03' West 4 feet to a point thence North 63° 05' West 95 feet to a point thence from said point, westerly to a point in the easterly margin of Gallatin Road; thence with the margin of the same, North 27° 08' East 20 feet to the point of beginning. Being part of the property conveyed to Hillis F. Evans by deed from Pansy Webster Hayes of record in Book 3314, page 396, Register's Office.

Being the same property conveyed to Grantor by deed of record in Book 3985, page 663, Register's Office for said county.

together with all improvements 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, _____ to successors, heirs and assigns forever.

SIGNED AND DELIVERED this 16th day of August, 1978.

WITNESSES:

K. E. Nielsen

Elaine J. Gist

REPROCO, INC.

By Robert H. Dalrymple
Vice President

Attest: Jerry Cannon
Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 140,000.00

Jerry M. Floyd
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF Oct 1978.

E. Barnes
Deputy Register

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

BOOK 5346 PAGE 505

STATE OF Oklahoma ,
COUNTY OF Washington , SS:

On this 16th day of August, 1978, before me appeared BETTY H. PAMPLIN and GLENN JAMISON, 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 _____ and GLENN JAMISON 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 16th day of August, 1978.

Notary Public

My commission expires:

JULY 19 1980

E 92438

IDENTIF. REFERENCE

OCT 4 4 11 PM '78

FELIX ZOLLICOFFER REGISTER
DAVIDSON COUNTY, TENN.

OCT-4-78	CONV	90,000.00	140,000.00	
OCT-4-78	CONV	50,000.00		
OCT-4-78	S'TAX		B* 364.00	
OCT-4-78	PR'FEE		B* .50	
OCT-4-78	W'DEED		B* 6.00	* 370.50