This instrument prepared by:
WILEY LONG
P.O. BOX 9
NASHVILLE, TN. 37202

LIMITED WARRANTY DEED

MAP 116-5-
PARCEL 19

BOOK 5981 PAGE 403

THIS IS A DEED dated AUGUST 2, 1982 by SHELL OIL COMPANY, a Delaware corporation with offices at Suite 130 - Three Maryland Farm in Brentwood, Tennessee 37027, (herein called "Grantor") to The Southland Corporation, a Texas corporation, of 2828 North Haskell in Dallas, Texas 75204 (herein called "Grantee", whether one or more:

GRANTOR, for good and valuable consideration received, hereby grants and conveys to Grantee the following described Premises situated in Nashville, County of Davidson, State of Tennessee;

> A TRACT of land in Davidson County, State of Tennessee being the Northerly One Hundred (100) feet of Lot Number One Hundred Thirty (130), and the Northerly One Hundred (100) feet of the Easterly Twenty-four and Seven-tenths (24.7) feet of Lot Number One Hundred Thirty-one (131) on the Plan of the Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book No. 421, Page 100, Register's Office of Davidson County, Tennessee, said tract being described as beginning at the Southwesterly corner of the intersection of West End Avenue and Woodmont Avenue, and running thence Westerly with the Southerly side of West End Avenue One Hundred (100) feet; thence Southerly and parallel with Woodmont Avenue One Hundred (100) feet; thence Easterly and parallel with West End Avenue One Hundred (100) feet to the Westerly line of Woodmont Avenue; thence Northerly with the Westerly line of Woodmont Avenue One Hundred (100) feet to the point of beginning. Being the same property conveyed to Grantor by Shell Oil Company, Incorporated, a Virginia corporation, by Deed dated September 30, 1949 and recorded in the Register's Office of Davidson County, Tennessee in Deed Book 1780, Page 115,
> *

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon; but subject to all easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show;

TO HAVE AND TO HOLD the same unto Grantee and Grantee's heirs, successors and assigns forever.

SUBJECT to the foregoing and to the liens of all taxes and assessments for the year 1982 and subsequent years, Grantor covenants with Grantee that Grantor will warrant and defend the title to the premises against the lawful claims of all persons claiming by, through or under Grantor.

EXECUTED by Grantor as of the date first herein specified.

ATTEST:

By Kim Jansen Clifford
ASSISTANT SECRETARY

SHELL OIL COMPANY

By T. L. Clements
T. L. CLEMENTS
MANAGER, CORPORATE REAL ESTATE
ADMINISTRATIVE SERVICES

STATE OF TEXAS)
) SS:
COUNTY OF HARRIS)

On this 2ND day of AUGUST, 1982, before me appeared T. L. CLEMENTS, to me personally known, who, being by me duly sworn did say that he(~~she~~) is MGR. CORPORATE REAL ESTATE of Shell Oil Company 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 MGR. CORPORATE REAL ESTATE acknowledged said instrument to be the free act and deed of said corporation.

My commission expires: 8-11-84

R. C. Winterhoff
Notary Public
R. C. WINTERHOFF
Notary Public in and for the State of Texas
My Commission Expires August 11, 1984

* Being the same property conveyed to Grantor by Shell Oil Company, Incorporated, A Virginia Corporation by deed dated September 30, 1949 and recorded in the office of the Register of Davidson County in deed book 1780, page 15.

ADDRESS NEW OWNER AND SEND TAX BILLS TO:

The Southland Corporation
2828 North Haskell
Dallas, Texas 75204

BOOK 5981 PAGE 404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 165,000.00.

Affiant Joseph B. Tyree

Subscribed and sworn to before me, this the 22nd day of December, 1982.

Robert M. Loftis
Notary Public

My commission expires: Jan 22, 1984

H 2 2 7 1 4

IDENTIF. REFERENCE

DEC 22 12 56 PM '82

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5981 PAGE 405

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			165000.00- CO	
			429.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 435.50-	
6997A	12/22/82		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 2 2 7. 1 4

IDENTIF. REFERENCE

DEC 22 12 56 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 917216