SPECIAL WARRANTY DEED Map 96-13 Par 150 etc

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6011 PAGE 183

THIS INDENTURE, made this 30th day of December, 1982, between UNION OIL COMPANY OF CALIFORNIA, a California corporation, with an office at 1650 East Golf Road, Schaumburg, Illinois 60196, herein called "Grantor", and THOMAS NELSON, INC., a Tennessee corporation, of Nelson Place at Elm Hill Pike, Nashville, Tennessee 37214, hereinafter called "Grantee".

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, hereby conveys unto said Grantee, its successors and assigns, forever, the following described land situated in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

Land lying and being in the 3rd Civil District of Davidson County, Tennessee, and described according to an unrecorded survey made by Brown Engineering Company, on 9/24/62, and more particularly described as follows, to-wit:

BEGINNING at a point in the Westerly margin of the new proposed right-of-way of Donelson Pike; said point being located in the Northerly boundary line of the property conveyed to Gilbert Rader and wife, by deed of record in Book 3032, Page 429, Register's Office, Davidson County, Tennessee, said point being located at the Westerly margin of the proposed right-of-way of Donelson Pike; thence North 86° 40' West 175.00 feet to a point; thence North 5° 21' West 230.96 feet to a point, said point being located in the Southerly margin of the right-of-way for a proposed road; thence South 81° 34' East along the Southerly margin of the right-of-way of the proposed road, 119.40 feet to a point; thence in a Southeasterly direction on an arc measuring 97.74 feet to a point, said point being located in the Westerly margin of the new proposed right-of-way of Donelson Pike; thence South 5° 21' East 158.40 feet in an arc to the POINT OF BEGINNING.

SUBJECT TO any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way and easements of record, if any, affecting said land.

This instrument prepared by FRED B. TIETZE, an Attorney for UNION OIL COMPANY OF CALIFORNIA, 1650 East Golf Road, Schaumburg, Illinois 60196.

02/24 425.50- CHECK

9158

OFFICIAL RECEIPT

BEING the same property conveyed to Union Oil Company of California by Deed dated April 18, 1979, and recorded in Book 5447, Page 312, Records of Davidson County, Tennessee. BOOK 6011 PAGE 184

TO HAVE AND TO HOLD the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining, unto said Grantee, its successors and assigns, forever.

Grantor, for itself and its successors, hereby covenants and agrees to and with Grantee, its successors and assigns, that Grantor will warrant and defend said land and premises against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, UNION OIL COMPANY OF CALIFORNIA has caused these presents to be signed by a Vice President and an Assistant Secretary, and its corporate seal to be affixed hereto the day and year first above written.

UNION OIL COMPANY OF CALIFORNIA

By _____
Vice President

By _____
Assistant Secretary

FORM APPROVED 12-29-82

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Sixty Thousand and No/100 Dollars ($160,000.00).

_____
AFFIANT

_____
NOTARY PUBLIC

My Commission Expires: 4/22/84

SANDRA K. GAFF NOTARY PUBLIC DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

STATE OF ILLINOIS)
)
COUNTY OF COOK)

BOOK 6011 PAGE 185

On this 30th day of December, 1982, before me, the undersigned authority, personally appeared E. I. SCHOEN and ROY BRYNTESEN, to me personally known and who, being by me duly sworn did say that they are a Vice President and an Assistant Secretary, respectively, of UNION OIL COMPANY OF CALIFORNIA, a California corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed by them in behalf of said corporation by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of said corporation.

GIVEN under my hand and official seal the day and year first above written.

Jean S. Prus (SEAL)
Notary Public in and for
Cook County, Illinois

My commission expires:
JEAN S. PRUS, Notary Public
Cook County, Illinois
My Commission Expires March 11, 1986

OWNER:
Thomas Nelson, Inc.
Nelson Place at Elm Hill Pk.
Nashville, Tn. 37214

Tax bills go to same address mentioned above.

PUSH

IDENTIF. REFERENCE

FEB 24 4 07 PM '83

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

H 32706

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6011 PAGE 186

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

160000.00- CO
416.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 425.50-
9158A02/24/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 2 7 0 6

IDENTIF. REFERENCE

FEB 24 4 07 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 931259