OFFICIAL RECEIPT

SPECIAL WARRANTY DEED

Map 86
Par 173 JW

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6020 PAGE 405

THIS INDENTURE, made this 8th day of January, 1983, between UNION OIL COMPANY OF CALIFORNIA, a California corporation, with an office at 1650 Golf Road, Schaumburg, Illinois 60196, hereinafter called "Grantor", and HERMITAGE NURSERY AND LANDSCAPING CENTER INC., a Tennessee corporation, of 3320 Knobview Drive, 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 tract of land situated in the City of Nashville, Davidson County, Tennessee, to-wit:

Land in the 4th Civil District of Davidson County, Tennessee, described as follows:

BEGINNING at a point on the extreme South right-of-way of Old Lebanon Dirt Road and the extreme West right-of-way of Old Hickory Boulevard, said point being the Southwest intersection thereof; thence South 11° 01' West along and with the extreme West right-of-way of Old Hickory Boulevard 275.4 feet to a point being a point of curve; thence continuing along and with the extreme West right-of-way of Old Hickory Boulevard along and with an in-curve an arc distance of 206.05 feet to a point, chord of said arc is South 8° 58' West a distance of 206.0 feet; thence leaving said extreme West right-of-way of Old Hickory Boulevard North 84° 46' West a distance of 163.1 feet to a point located on the extreme Southeast right-of-way of Chandler Road; thence along and with the extreme Southeast right-of-way of Chandler Road along and with an out-curve an arc distance of 433.80 feet to a point, being a point of tangent, chord of said out-curve is North 27°38' East a distance of 432.82 feet; thence continuing along and with the extreme Southeast right-of way of Chandler Road, North 29° 27' East a distance of 86.9 feet to a point located on the extreme South right-of-way of Old Lebanon Dirt Road, said point being the Southeast intersection thereof; thence along and

This instrument prepared by _____, Attorney for UNION OIL COMPANY OF CALIFORNIA, 1650 Golf Road, Schaumburg, Illinois 60196.

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with the extreme South right-of-way of Old Lebanon Dirt Road South 87° 04' East a distance of 3.70 feet 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.

BEING THE same property conveyed to the Grantor herein by Deed dated the 13th day of July, 1978, and recorded in the records of Davidson County, Tennessee, in Book 5323, Page 391.

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 convenants 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 3-7-83

TAX BILLS AND
NEW OWNER

HERMITAGE NURSERY AND
LANDSCAPING CENTER, INC.

3220 KNOBVIEW DR.
NASHVILLE, TN 37214

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 6,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 14th DAY OF March 19 83
B. Edwards
Deputy Register

OFFICIAL RECEIPT

STATE OF ILLINOIS)
)
COUNTY OF COOK)

BOOK 6020 PAGE 457

On this 9th day of March, 1983, before me the undersigned authority, personally appeared S. A. [illegible] and R. J. [illegible], 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 above deed is the corporate seal of said corporation, and that said deed was signed and sealed by them in behalf of said corporation by authority of its Board of Directors, and they acknowledged said instrument to be the free act and deed of said corporation.

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

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

My commission expires:

[illegible] Notary Public
Cook County, Illinois
My Commission Expires March 11, 1986

H 3 5 9 1 2

IDENTIF. REFERENCE

MAR 14 1 59 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6020 PAGE 408

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
			65000.00- CO	
			169.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 178.50-	
			3045A03/14/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 5 9 1 2

IDENTIF. REFERENCE

MAR 14 1 59 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 935008