#12087



427 HIGH STREET
CHATTANOOGA, TN. 37402
(615) 756-4154

Lawyers Title Insurance Corporation

CHATTANOOGA BRANCH OFFICE

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SPECIAL **WARRANTY DEED**

FILE NO._____

STATE OF TENNESSEE COUNTY OF DAVIDSON

THIS INDENTURE, Made the 7th day of March , 19 84 ,
between The Southland Corporation

Texas
of the County of Dallas , and State of ~~Tennessee~~, as party or parties of the first part, hereinafter called Grantor, and Ronald D. Harding and wife, Sue B. Harding

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of Ten Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

A parcel of land in the 6th Councilmanic District (formerly the 11th Civil District) of Davidson County, Tennessee, being a part of the land shown as "Reserved for Future Development" on the Plan of Roselawn, recorded in Book 2133, page 1, Register's Office of Davidson County, Tennessee. The land is located in the southeast quadrant of the intersection of Riverside Drive and Rosebank Avenue and is described as follows:

BEGINNING at an iron stake in the south margin of Rosebank Avenue, said stake is 173 feet easterly from the intersection of the south margin of Rosebank Avenue and the east margin of Riverside Drive, thence, with the south margin of Rosebank Avenue, S 88° 08' E 100.0 feet to a stake; thence, turning to the right, leaving Rosebank Avenue, S 1° 59' W 123.2 feet to a stake at the southeast corner of the said reserved tract; thence, along the southerly line, S 67° 47' W 66.7 feet to a concrete monument; thence, N 22° 12' W 95.8 feet to a point 41 feet easterly of the existing Esso Service Station; thence, N 1° 52' E 63.0 feet to the beginning, containing 0.32 acres more or less.

Being and intended to be the same property conveyed to American Service Company, a Maryland corporation, by deed of record in Book 3893, page 237, Register's Office for Davidson County, Tennessee. The said American Service Company has since merged into The Southland Corporation.

Subject to current taxes and assessments not yet delinquent and taxes and assessments for subsequent years; covenants, restrictions, reservations, rights, rights-of-way and easements of record; zoning ordinances or statutes and building, use and occupancy restrictions of public record.

Address of Grantee	Mail Tax Notice to	Map Parcel No.
1221 Harwood Drive Nashville, Tennessee 37206	1221 Harwood Drive Nashville, Tennessee 37206	15DA-49993 83-3-302

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

specially

Grantor/warrants and will forever defend the right and title to the above described property unto Grantee against the claims of all persons ~~whomsoever~~ by, through and under the Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed the day and year above written.

THE SOUTHLAND CORPORATION 1961

BY: Henry T. Stanley, Jr.
Vice President

ATTEST: Bryan F. Smith, Jr.
Bryan F. Smith, Jr.
Assistant Secretary

TEXAS
STATE OF ~~TENNESSEE~~X
COUNTY OF DALLAS

Before me, Jana W. McCann, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Henry T. Stanley, Jr. and Bryan F. Smith, Jr., with whom I am personally acquainted, and who, upon oath acknowledged themselves to be the Vice President and Assistant Secretary respectively of The Southland Corporation, the within named bargainor, a corporation, and that they, as such Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such Vice President and Assistant Secretary.

IN WITNESS WHEREOF I have hereunto set my hand and notarial seal.

This 7th day of March 19 84.

NOTARY PUBLIC STATE OF TEXAS

Jana W. McCann
Notary Public
in and for the State of Texas

My ~~Commission Expires~~ My Commission Expires October 15, 1984.

RUSH

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN

MAR 12 1 09 PM 1984

IDENTIF. REFERENCE

10816

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 70,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me on this the 9th day of March, 1984.

H. C. CLARK NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

My Commission Expires: 10/01/85

03/12 139.50- CHECK

9349

This instrument prepared by:
The Southland Corporation
2828 North Haskell Avenue
Box 719
Dallas, TX 75221-0719

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

RECEIVED OF _____

FOR _____

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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

70000.00- CAMT.
158.00 CSTAX
.50 PRFEE
6.00 MDEED
CHECK 187.50-
9349A03/12/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T0816L

IDENTIF. REFERENCE

MAR 12 1 09 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 19376