Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
M. A. Borchert P. O. Box 547 Brentwood, Tennessee 37027	Same	134-14-33
This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219		

SPECIAL WARRANTY DEED

BOOK 6291 PAGE 145

FOR AND IN CONSIDERATION of the sum of Ten DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, HARDING-ANTIOCH, INC., a Tennessee corporation (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said M. A. Borchert (the "Grantee"), Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, consisting of Lot 1 on the recorded plan of Harding-Antioch Subdivision, a plat of which is of record in Book 6050, page 47, Register's Office for Davidson County, Tennessee, and more fully described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Matters shown on the owners certificate and plat of the Property of record in Book 6050, page 47, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $170,000.00.

Affiant

Subscribed and sworn to before me this 11th day of May, 1984.

Notary Public
My Commission Expires: 11-4-87

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RUSH

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IDENTIF. REFERENCE

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REGISTER DAVIDSON COUNTY, TN

3. Grantor covenants that the property owned by it and described in Exhibit B which is attached hereto and incorporated herein by reference, other than the property herein conveyed, shall not be used for convenience store purposes, which for the purposes of this covenant, shall be defined as a freestanding retail facility which derives over thirty-five (35%) percent of its gross annual sales from the sale of gasoline, carry out groceries and beverages, with at least fifteen (15%) percent of said gross annual sales being attributable to the sale of gasoline, until the earlier of thirty (30) years from the date hereof, or the date the Property is no longer used for convenience store or for gasoline dispensary ("gasoline dispensary" being defined for the purposes hereof as a retail facility which derives at least fifteen (15%) of its gross annual sales from the sale of gasoline) purposes. This covenant shall run with the land described in Exhibit B and shall inure to the benefit of and shall be binding upon Grantor, Grantee, their heirs, successors and assigns.

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by itself, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 11th day of May, 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

HARDING-ANTIOCH, INC.

By: George A. Volkert
George A. Volkert,
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Andrea C Barach, a Notary Public of the State and County aforesaid, personally appeared GEORGE A. VOLKERT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of HARDING-ANTIOCH, INC., the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 11th day of May, 1984.

Andrea C Barach
Notary Public
My Commission Expires: 12-1-87

EXHIBIT "A"

Being a parcel of land in the First Civil District, Thirty-First Councilmanic District, Nashville, Davidson County, Tennessee, located in the southwesterly quadrant of the intersection of Harding Place and Antioch Pike and being more particularly described as follows:

Beginning at a point in the southerly margin of Harding Place, said point being southwesterly 172 feet, more or less, from the centerline of Antioch Pike, said point also being northeasterly 277.88 feet from a concrete monument at the northeasterly corner of Lot No. 1 as shown on the plan of South Perimeter Park, Section Two, as of record in Book 5200, Page 365, R.O.D.C., said point also being the northwesterly most corner of the herein described parcel;

Thence, with the said southerly margin of Harding Place, N 62 deg. 28' 53" E, 98.32 feet to a point in the intersection of Harding Place and Antioch Pike;

Thence, with the said intersection of Harding Place and Antioch Pike, S 73 deg. 56' E, 68.78 feet to a point in the westerly margin of Antioch Pike;

Thence, with said westerly margin of Antioch Pike, S 32 deg. 44' 57" E, 138.45 feet to a point, said point being in the northerly line of the property conveyed to A. L. Cone, et ux, as of record in Book 1236, page 90, R.O.D.C.;

Thence, with the northwesterly line of A. L. Cone, et ux, property, S 54 deg. 29' 31" W, 143.37 feet to a point;

Thence, N 32 deg. 44' 57" W, 206.08 feet to the point of beginning.

Containing 27,000 S.F. or 0.62 acre, more or less.

Being part of the same property conveyed to Harding-Antioch, Inc., a Tennessee Corporation by deed from Paschall H. Young, Trustee, with full power to sell, mortgage, convey or otherwise encumber without the joinder or consent of any beneficiary, and without any responsibility upon those dealing with me to see to the application of the proceeds of any transaction, of record in Book 6225, page 948, Register's Office for said County.

EXHIBIT B

Property Subject to Restrictive Covenant

Being a parcel of land in the First Civil District, Thirty First Councilmanic District located in the southwesterly quadrant of the intersection of Harding Place and Antioch Pike, owned by Harding-Antioch, Inc. by deed of record in Book 6225, page 948, said Register's Office, and being more particularly described as follows:

Beginning at a concrete monument in the southerly margin of Harding Place, said monument being southwesterly 450 feet, more or less, from the centerline of Antioch Pike, said monument being the northeasterly corner of Lot No. 1 as shown on the Plan of South Perimeter Park, Section Two as of record in Book 5200, Page 365, R.O.D.C., said monument also being the northwesterly most corner of the herein described parcel;

Thence, with the said southerly margin of Harding Place with a curve to the left 189.77 feet to a point, said curve having a central angle 09° 05' 43", a radius of 1,195.42 feet, a tangent length of 95.08 feet and a chord of N 67° 18' 21" E, 189.57 feet;

Thence, continuing with the said southerly margin of Harding Place N 62° 28' 53" E, 186.43 feet to a point in the intersection of Harding Place and Antioch Pike;

Thence, with the said intersection of Harding Place and Antioch Pike S 73° 56' 00" E, 68.78 feet to a point in the westerly margin of Antioch Pike;

Thence, with said westerly margin of Antioch Pike S 32° 44' 57" E, 138.45 feet to a point, said point being in the northerly line of the property conveyed to A. L. Cone, et ux as of record in Book 1236, Page 90, R.O.D.C.;

Thence, with the northwesterly line of the A. L. Cone, et ux property S 54° 29' 31" W, 213.25 feet to an iron pin;

Thence, with the southwesterly line of the A. L. Cone property S 33° 32' 56" E, 162.00 feet, to an iron pin;

Thence, with the southeasterly line of the A. L. Cone property N. 54° 28' 47" E, 216.00 feet, to a point in the westerly margin of Antioch Pike;

Thence, with said westerly margin of Antioch Pike S 32° 44' 41" E, 108.50 feet to a point;

Thence, leaving said westerly margin of Antioch Pike with the northwesterly line of the property conveyed to Clyde Bowen, et ux of record in Book 1875, Page 519, R.O.D.C., S 53° 42' 07" W, 414.87 feet to a point, said point being the northeasterly corner of Lot No. 9 as shown on the plan of South Perimeter Park, Section Two as of record in Book 5200, Page 365, R.O.D.C.;

Thence, with the northerly line of said Lot No. 9 and Lot No. 10, N 80 ° 18' 47" ¶ 284.55 feet to a concrete monument, said monument being the southeasterly corner of Lot No. 1, as shown on the aforementioned Plan of South Perimeter Park;

Thence, with the easterly line of said Lot No. 1, N 02° 24' 42" W, 398.91 feet to the point of beginning.

Included in the above description, but expressly excluded in this property subject to the restrictive covenant, is the following:

Being a parcel of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the north by Harding Place and located between Antioch Pike and South Perimeter Park Drive, more particularly described as follows:

Beginning at a conrete monument in the southerly margin of Harding Place, said monument being southwesterly 450 feet, more or less, from the centerline of Antioch Pike;

Thence, with the said southerly margin of Harding Place with a curve to the left, 41.02 feet having a central angle of 1° 57' 58", and a radius of 1195.42 feet;

Thence, leaving said margin, S 02° 24' 42" E, 67.96 feet;

Thence, N 37° 03' 37" W, 69.97 feet to the point of beginning.

Containing 0.03 acres more or less.

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

RECEIVED OF _____

FOR _____

BOOK 6291 PAGE 150

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

170000.00- CAMT.
442.00 CSTAX
.50 PRFEE
15.00 WDEED
CHECK 457.50-
6163A05/14/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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T. IDENTIF. REFERENCE

MAY 14 8 41 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 35710