P.B. # [illegible]00490
Map 116-3
Parcel 19

CORPORATE FORM

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 28 day of August 19 84 by and between The Southland Corporation,

a corporation organized and existing under and by virtue of the laws of the State of Texas party of the first part, and Don T. Brothers, c/o Dobson and Johnson at One Commerce Place, Nashville, Tennessee, 37239,

party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee.

See Exhibit "A", attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered,

specially

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons, whomsoever claiming by, through or under said party of the first part and none other. Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

ATTEST: Bryan F. Smith, Jr.
Assistant Secretary

THE SOUTHLAND CORPORATION

By: John H. Rodgers
Vice President

STATE OF ~~TENNESSEE~~ Texas / COUNTY OF ~~DAVIDSON~~ Dallas /

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Bryan F. Smith, Jr., Assistant Secretary and John H. Rodgers with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Vice President of The Southland Corporation the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and Official Seal at office this 28 day of August 19 84

My commission expires 4/27/88

Brenda E. Peterson
Notary Public

(FOR RECORDING DATA ONLY)

Property address

Mail tax bill to: Don T. Brothers
123 Brookfield Dr. Nashville TN 37205

This instrument prepared By:
Stuart Rains
2828 N. Haskell
Dallas, Texas 75204

Register's fee .50
Recording fee 3.00
Total $

T.G.#
Form 39 Revised 2/16/68

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is, $ 110,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 10th day of September 19 84

Notary Public

2/2/86

1-A.405

24185

EXHIBIT A BOOK 6380 PAGE 614

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 for 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 Paralled 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 AND INTENDED TO BE the same property conveyed to The Southland Corporation by deed, dated August 2, 1982, and filed of record in Book 5981, at Page 403, of the Register's Office for Davidson County, Tennessee.

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

149425.
IDENTIF. REFERENCE
SEP 13 10 29 AM '84
DAVIDSON COUNTY, TN
RUSH
09/13 174.50- CHECK
BG

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 6380 PAGE 615

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

180000.00- CAMT.
468.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 474.50-
0088A09/13/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 4 9 4 2 5

IDENTIF. REFERENCE T

SEP 13 10 20 AM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0068628