DP2:TPTBK00043 9/21/84

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS
2700 First American Center
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

BOOK 6389 PAGE 850

Address New Owner(s) as Follows:	Send Tax Bill To :	Map-Parcel Number(s)
John F. Lawhon Furniture Company	Same	163-227
(Name)	(Name)	
1241 West Maricopa Freeway		
(Address)		
Phoenix, AZ 85007		
(City) (State) (Zip)		

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, First American National Bank of Nashville, a national banking association, whose principal offices are located in Nashville, Tennessee ("Grantor"), has this day bargained and sold, and does hereby tranfer and convey unto John F. Lawhon Furniture Company, a Delaware Corp. ("Grantee"), certain real estate in Davidson County, Tennessee, described as follows:

Being a parcel of land in the 1st Civil District, Nashville, Davidson County, Tennessee, lying west of Bell Road, north of Hickory Hollow Parkway, and south of Mt. View Road, more particularly described as follows:

Beginning at a point in the southerly margin of the ring road of Hickory Hollow Mall, being the common northerly corner between Parcels E-1 and E-3;

Thence, leaving said ring road, S 29° 36' 28"W, 33.48 feet to a point;

Thence, with a curve to the left having a central angle of 14° 11' 28", a radius of 250 feet, 61.92 feet to a point, being the northeasterly corner of Parcel E-2;

Thence, N 75° 35' W, 128.09 feet to a point;

Thence, with a curve to the left having a central angle of 31° 23' 21", a radius of 150 feet, 82.18 feet to a point;

Thence, S 74° 01' 39"W, 63.01 feet to a point in the easterly margin of the southwesterly entrance to Hickory Hollow Mall;

Thence, N 15° 58' 21"W, 48.31 feet to a point;

Thence, with a curve to the right having a central angle of 56° 37' 21", a radius of 150 feet, 148.24 feet to a point;

Thence, N 40° 39'E, 54.73 feet to a point;

Thence, N 85° 39'E, 35.36 feet to a point in the ring road of Hickory Hollow Mall;

Thence, with said ring road, S 49° 21'E, 58.34 feet to a point;

Thence, with a curve to the left having a central angle of 11° 02' 33", a radius of 1,100 feet, 212.00 feet to the point of beginning.

Containing 1.10 acres, more or less. BOOK 6389 PAGE 851

The above described real estate is the same property conveyed to Grantor by deed of record in Book 5333, page 244, Register's Office of said County and is conveyed subject to such limitation, restrictions, and encumbrances as may affect said property including the following matters arising through or under Grantor:

1. 1984 Taxes, a lien, but not yet due and payable.

2. Declaration and protective covenants for Hickory Hollow of record in Book 5125, page 769, as amended in Book 5189, page 947, and restated and amended in Book 5441, page 968, and amended in Book 5792, page 491, Book 5951, page 26, Book 6011, page 163, Book 6095, page 948, said Register's Office.

3. Matters shown on the plan of record in Book 5200, page 34.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, his heirs, successors and assigns, forever.

GRANTOR further covenants and binds himself, his heirs, representatives, and successors to warrant specially and forever defend the title to said real estate to Grantee, his heirs, successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 26th day of September, 1984.

FIRST AMERICAN NATIONAL BANK
OF NASHVILLE

BY: _____

ITS: Sr. V.P.

STATE OF ~~TENNESSEE~~ ARIZONA)
COUNTY OF ~~DAVIDSON~~ MARICOPA)

The actual consideration or value (whichever is greater) for this tranfer is $185,000.00.

_____
Affiant

Subscribed and sworn to before me, this 24th day of September, 1984.

Dana Sean Mongelli
Notary Public

My Commission Expires:

April 4, 1986

BOOK 6389 PAGE 852

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared McCoy Zachry, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice-President of First American National Bank of Nashville, the within named bargainor, a national banking association, and that he as such Senior Vice-President executed the foregoing instrument for the purposes therein contained, by signing the name of the First American National Bank of Nashville by himself as Senior Vice-President.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 26th day of September, 1984.

Peggy Anne Taylor
Notary Public

My Commission Expires:

4-19-87

RUSH

I 52269

IDENTIF. REFERENCE

SEP 26 2 37 PM '84

REGISTER
DAVIDSON COUNTY, TN

2535

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6389 PAGE 853

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

185000.00- CAMT.
481.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 490.50-
3635A09/26/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I52299

IDENTIF. REFERENCE

SEP 26 2 37 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0072079