Map
118-12

P/O Par 61 Ie

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS

THIS IDENTURE made and entered into the 17th day of October, 1984, by and between SEARS, ROEBUCK AND CO., a corporation organized and existing under and by virtue of the laws of the State of New York, (the "Party of the First Part") and E. WARNER BASS, an individual resident of the State of Tennessee (the "Party of Second Part").

6406 524

W I T N E S S E T H:

FOR AND IN GOOD CONSIDERATION, of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby confessed and 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, all that certain real property located in the City of Nashville, Davidson County, in the State of Tennessee and more particularly described on the attached Exhibit "A" and by reference made a part hereof:

TO HAVE AND TO HOLD the above described premises, together with all appurtenances, hereditaments thereto belonging or in anywise appertaining unto the Party of the Second Part, his heirs, successors and assigns, in fee simple, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under the Party of the First Part, but not otherwise.

This conveyance and the Limited Warranty of Title contained herein are made expressly subject to those matters set forth on Exhibit "B" attached hereto and by reference made a part hereof.

Property Address: 3.75 acre portion of Sears' Property
located at 640 Thompson Lane
Nashville, Tennessee 37204

Mail Tax Bills to: E. Warner Bass, Esquire
2700 First American Center
Nashville, Tennessee 37238

This Instrument Prepared by: David T. Wolf
David T. Wolf, P.C.
Suite 180
2022 Powers Ferry Rd.
Atlanta, Georgia

3775

IN WITNESS WHEREOF, Sears, Roebuck and Co., has caused this deed to be executed by and through its duly authorized officers and its corporate seal affixed hereto the day and year first above written.

BOOK 6406 PAGE 525

ATTEST:

By: R. G. Wilkins

R. G. Wilkins,
Assistant Secretary

SEARS, ROEBUCK AND CO.

By: T. D. Neal

T. D. Neal
Executive Vice President

STATE OF GEORGIA)
)
COUNTY OF FULTON)

(CORPORATE SEAL)

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared T. D. NEAL with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Executive Vice President of SEARS, ROEBUCK AND CO., the within named bargainor, a corporation, and that he as such Executive Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Executive Vice President.

WITNESS my hand and Official Seal of office this 17th day of October, 1984.

Judy L. Ragan
Notary Public

My Commission Expires:
Notary Public, Georgia, State At Large
My Commission Expires Aug. 16, 1985

The actual consideration or value, whichever is greater, for this transfer is $168,750.00

E Warner Jan

Sworn to and subscribed before me this 17th day of October, 1984.

Notary Public

My Commission Expires:

4-20-86

EXHIBIT "A"

A tract or parcel of land lying and being situated in the First (formerly Sixth) Civil District of Davidson County, Tennessee, and being Lot No. 2 on the Plan of the resubdivision of Lot No. 1, Section 1, Lanco Industrial Subdivision, as of record in Plat Book 6200, page 122, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at an iron pin in the west margin of Eugenia Avenue, said pin being the common front corner of Lots Nos. 2 and 1; thence with the common boundary line between said lots north 89° 44' 20" West 495.00 feet to an iron pin; thence North 00° 37' 40" East 284.46 feet to an iron pin; thence with a curve to the right having a radius of 478.34 feet, northeastwardly a distance of 48.30 feet to an iron pin; thence South 89° 22' 20" east 442.50 feet to a concrete monument; thence with a curve to the right having a radius of 49.89 feet, southeastwardly a distance of 78.37 feet to a concrete monument in the west margin of Eugenia Avenue; thence along the west margin of Eugenia Avenue South 00° 37' 40" west, 279.61 feet to the point of beginning.

Being part of the same property conveyed to Sears-Roebuck & Company by deed from Houston-McCord Realty Company as of record in Book 4056, page 959, Register's Office for Davidson County, Tennessee.

Exhibit "B"

1. Taxes for the year 1984 and subsequent years.

2. Easements, covenants, set back lines and restrictions as set forth in Plat of Lanco Industrial Subdivision, Section 1 of the Houston-McCord Realty Company, as recorded on July 20, 1966, Book 3842, Page 74 of the Register's Office for Davidson County, Tennessee, and the resubdivision thereof, as recorded on September 19, 1984, Book 6200, Page 122 of the Register's Office of Davidson County, Tennessee.

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IDENTIF. REFERENCE

OCT 18 2 03 PM '84

REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6406 PAGE 528

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

168750.00- CAMT.
438.62 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 451.12-
9775A10/18/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 5 7 4 2 9

IDENTIF. REFERENCE

Oct 19 2 05 PM '84

REGISTER
DAVIDSON COUNTY, TN

No. 0078044