1-016.098

22555

GDN 15634
119-1-496

CORPORATE FORM

WARRANTY DEED

BOOK 6581 PAGE 418

THIS INDENTURE, made and entered into this 25th day of May 1985
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 Walter R. Capps, Trustee, with full power to mortgage, sell, encumber, transfer, and convey without the joinder of any beneficiary.

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 made a part hereof 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,

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons specially whomsoever claiming by, through, or under said party of the first party and to 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 T. Smith
Assistant Secretary

By: Rulon R. Brough
Vice President.

STATE OF ~~TENNESSEE~~ Texas COUNTY OF ~~SHELBY~~ Dallas

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Rulon R. Brough 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 21st day of May 1985

My commission expires 4/27/88

Notary Public

(FOR RECORDING DATA ONLY)

Property address New Owner
Mail tax bills to: Walter R. Capps
1007 Murfreesboro Rd Suite 123
Nashville, TN 37217

This instrument prepared By:
Lawyers Title Of Middle Tennessee, Inc.
111 Union Street, Nashville, Tn. 37201

State tax	$
Register's fee	.50
Recording fee	1.00
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, $35,600.00 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 13th. day of June, 1985

Commission Expires Oct. 1, 1985

Notary Public

EXHIBIT "A" BOOK 6581 PAGE 419

A Tract of land in the First Civil District of Davidson County, Tennessee, being Lot 2 on the Map of the Subdivision of the G.P. Rose Property as recorded in Book 6200, page 197, Register's Office for Davidson County, Tennessee and being more fully desciribed as follows:

Beginning at a point being an iron pin in the south right-of-way of Glenrose Avenue said point being 180.08 feet southeast of the intersection of the east right-of-way of Nolensville Road and the south right-of-way of Glenrose Avenue; thence, with the south right-of-way of Glenrose Avenue S. 89° 08' E. 227.17 feet to a monument; thence leaving Glenrose Avenue S. 0° 08' 30" W, 150.23 feet to a monument; thence, N. 87° 36' E. 59.69 feet to a monument in the west right-of-way of Hester Avenue; thence with the west right-of-way of Hester Avenue S. 0° 19' 30" W, 66.89 feet to a monument; thence leaving Hester Avenue N. 89° 37' 40" W, 183.80 feet to an iron pin; thence N. 25° 12' 30" W, 239.98 feet passing an iron pin at 129.86 feet continuing and passing 10 feet off the rear of a building on Lot #1 to the south right-of-way of Glenrose Avenue also being the beginning point, an iron pin, containing 41,458 square feet, more or less.

Being and intended to be a portion of the same property conveyed to The Southland Corporation by deed dated November 10, 1980, from Chevron, U.S.A., Inc., of record in Book 5681, page 33, 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-way and easements of record; zoning ordinances or statutes and building, use and occupancy restrictions of public record.

Subject further to the following restrictions which shall run with the land:

(a) Neither grantee nor his heirs, successors, assigns, legal representatives, lessees, or sublessees shall conduct or permit the conduct on the premises of, and this property shall never be used for:

(i) a grocery or convenience store selling at retail any food or food products, beer, wine or other alcoholic beverages for consumption off the premises;

(ii) The retail sale of any good or food products, beer, wine, or other alcoholic beverages for consumption on or off the premises;

(iii) an auto parts or auto supply store or for the retail sale of auto parts, supplies, accessories or other automotive-related products;

(iv) the sale of motor fuels and petroleum products.

(b) Any building or structure hereafter constructed or any addition to any existing building on the property shall be set back from Glenrose Avenue so that the north wall thereof shall be no closer to the right-of-way line of such street than thirty (30) feet.

RUSH

IDENTIF. REFERENCE

JUN 13 12 39 PM '85

REGISTER DAVIDSON COUNTY, TN

J 12838

OFFICIAL RECEIPT

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

BOOK 6581 PAGE 420

RECEIVED OF _____

FOR _____

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

35600.00- CAMT.
92.56 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 99.06-
80134 06/13/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T/2838
1: 2 8 3 8

IDENTIF. REFERENCE

JUN 13 12 39 PM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 144445