Map 147-1.2 AS-146
Par 35.01 MST Tract Reference: _____

CORPORATE FORM

WARRANTY DEED

THIS INDENTURE, made and entered into this 22ND day of August 19 85, by and between MALONE & HYDE, INC. a corporation organized and existing under and by virtue of the laws of the State of Tennessee, party of the first part, and M & H PROPERTIES, INC., a Delaware corporation BOOK 6938 PAGE 750 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 City of Nashville County of Davidson, State of Tennessee:

All that real property described on Exhibit A attached hereto and made a part hereof.

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. except for the lien of 1985 State and County real estate taxes, not yet due and payable, utility easement of record in Book 6303, Page 729 and easements and setback lines of record in Book 4300, Page 42, all in the Register's Office of Davidson County, Tennessee, and except that the survey dated April 1, 1985 by A & A Engineering, Inc. indicates a gas line running along the southerly line, an electric * and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

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.

*telephone line running along the easterly line and an underground 54" concrete pipe crossing the property.

ATTEST: MALONE & HYDE, INC.

J. L. Crain, Jr., Secretary

By: O. B. Walton, III (President)

O. B. Walton, III, Assistant Treasurer

STATE OF TENNESSEE, COUNTY OF SHELBY

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared O. B. WALTON, III and J. L. CRAIN, JR. 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 president (or other officer authorized to execute the instrument) of MALONE & HYDE, INC. the within named bargainor, a corporation, and that he as such Assistant Treasurer and Secretary executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Assistant Treasurer and Secretary. they themselves

WITNESS my hand and Official Seal at office this 22ND day of August, 19 85

My Commission expires: 2-12-89

Robin A Adair Notary Public

(FOR RECORDING DATA ONLY)

Property address 4723 Nolensville Road Nashville, Tennessee

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Malone & Hyde, Inc.
Specialty Stores Real Estate
3030 Poplar Avenue
P. O. Box 1719-Memphis, TN 38101

This instrument prepared by:
Mr. William H. Traviss, Attorney
One Commerce Square, Suite 1200
Memphis, TN 38103

State tax	$
Register's fee	.50
Recording fee	4.00
Total	

T.G. # 262554

Return to:

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 $278,785.94 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Allen M. Pelham, Asst. Secy
Affiant

Subscribed and sworn to before me this 22nd day of August 19 85

Robin A Adair
Notary Public

My Commission Expires February 12, 1989

Form 39 Revised 9/20/83

Mid-South Title Insurance Corporation

P. O. BOX 432, MEMPHIS, TENN.

AS 146

BOOK 6608 PAGE 751

EXHIBIT A

3 1 3 1 4

IDENTIFICATION REFERENCE

AUG 26 11 29 AM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

RELEASED

Lot situated in Davidson County, Tennessee, being all of Lot 2 in Union 76 Subdivision in the City of Nashville as shown on Plat of record in Book 4300, page 42, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
BEGINNING at an iron pin in the western R.O.W. margin of Nolensville Road, said pin also being the northeast corner of Lot 1 of Union 76 Subdivision; thence leaving said R.O.W. S. 66° 25' 28" W. 176.00 feet to an iron pin, the common corner of Lots 1,2, and 3; thence N. 23° 06' 25" W. 96.35 feet to an iron pin; thence N. 1° 20' 21" W. 112.35 feet to an iron pin in the southern R.O.W. margin of Northcrest Drive; thence with the chord of a curve, having a radius of 273.70 feet and a length of 90.57 feet, N. 79° 10' 51" E. 90.16 feet to a concrete monument; thence with the chord of a curve having a radius of 46.0 feet and a length of 67.40 feet, S. 68° 19' 27" E. 61.53 feet to a concrete monument; thence with the chord of a curve, having a radius of 1814.37 feet and a length of 136.99 feet, S. 24° 11' 08" E. 136.96 feet to the point of beginning, said tract containing 0.69 acres, more or less.
BEING the same property conveyed to Malone & Hyde, Inc., a Tennessee corporation by deed from Union Oil Company of California, a California corporation of record in Book 6107, page 65, Register's Office for Davidson County, Tennessee.

Together with all right, title and interest of Malone & Hyde, Inc. in any easements, covenants and other rights appurtenant to the above-described property and the improvements thereto and any land in the bed of any street, road, avenue, or alley, whether open, proposed or closed, in front of or adjoining the above-described property, to the center line thereof.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____ BOOK 6538 PAGE 752

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

278785.94- CAPIT.
724.80 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 731.30-
0796A08/26/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31314

IDENTIFICATION REFERENCE

AUG 26 11 29 AM '85

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

No. 166681