BOOK 6829 PAGE 846 B0442

THIS INSTRUMENT PREPARED BY:
GEORGE R. FUSNER, JR.
WHITE & REASOR
3305 West End Avenue
Nashville, TN 37203

| Address New Owners: | Send Tax Bills to: | Map-Parcel Nos. |
|---|---|---|
| HARDIN SERVICE CORPORATION<br>3625 S.W. Freeway<br>Houston, Texas 77027 | Same | Map 96-1<br>Parcels 27, 36 & 140 |

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, THOMAS W. BEASLEY, D/B/A NASHVILLE AUCTION AND REALTY COMPANY, ("Grantor"), has bargained and sold, and by these presents do transfer, convey and warrant unto HARDIN SERVICE CORPORATION, ("Grantee"), Grantee's successors and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to those matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

[STATE OF TENNESSEE
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater, for
[this transfer is $500,000.00.
[
[ AFFIANT
[Subscribed and sworn to before me this 15th day of April, 1986.
[
[
[ NOTARY PUBLIC
[My Commission Expires: 1/10/89
[

This is improved real property, known as 2806, 2808-1/2 and 2810 Lebanon Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

Grantor further covenants and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Sandra Janelle Beasley, the wife of Grantor, has joined in the execution of this instrument for the sole purpose of waiving her marital rights, if any, in the Property.

IN WITNESS WHEREOF, Grantor has executed this General Warranty Deed as of the 10th day of April, 1986.

GRANTOR:

Thomas W. Beasley

THOMAS W. BEASLEY, D/B/A NASHVILLE AUCTION AND REALTY COMPANY

Sandra Janelle Beasley

SANDRA JANELLE BEASLEY
(Mrs. Thomas W. Beasley)

STATE OF FLORIDA
COUNTY OF CHARLOTTE

PERSONALLY APPEARED before me, Norma G. Ross, a Notary Public of said County and State, THOMAS W. BEASLEY, D/B/A NASHVILLE AUCTION AND REALTY COMPANY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Port Charlotte, Florida, this 10th day of April, 1986.

Norma G. Ross
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES AUG 1 1987

NORMA G. ROSS NOTARY PUBLIC

STATE OF FLORIDA
COUNTY OF Charlotte

PERSONALLY APPEARED before me, Norma G. Ross, a Notary Public of said County and State, SANDRA JANELLE BEASLEY, who acknowledged herself to be the spouse of THOMAS W. BEASLEY, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL at Port Charlotte, Florida, this 10th day of April, 1986.

Norma G. Ross
Notary Public

My Commission Expires: NOTARY PUBLIC STATE OF FLORIDA MY COMMISSION EXPIRES AUG 1 1987

EXHIBIT A

PROPERTY DESCRIPTION BOOK 6829 PAGE 849

TRACT NO. 1:

Certain real estate in the Third, formerly the Second, Civil District of Davidson County, Tennessee, and being in the Town of Donelson, Tennessee, and described as follows:

BEGINNING at a point in the center line of Lebanon Pike, the southeast corner of the property conveyed to R.D. Stanford by deed of record in Book 802, page 33, Register's Office for Davidson County, Tennessee, and being the southeast corner of the property conveyed to T.R. Guill, by deed of record in Book 919, page 241, Register's Office for Davidson County, Tennessee; thence with Guill's East line and with the East line of the R.D. Stanford property aforesaid North 12-1/2 degrees East 250 feet to a point; thence South 74-3/4 degrees East 79-1/2 feet to a point; thence South 12-1/2 degrees West 50 feet to a point; thence South 74-3/4 degrees East 91 feet to a point in the West line of an alley separating the property herein described from that conveyed to J.P. Ellis, Trustee, by deed of record in Book 1031, page 654, Register's Office for Davidson County, Tennessee; thence with the westerly margin of said alley South 12-1/2 degrees West 200 feet to a point in the center line of Lebanon Pike; thence with the center line of Lebanon Pike North 34-3/4 degrees West 170-1/2 feet to the point of beginning.

Together with the right of ingress, egress and regress through and over the entire length and width of the alley adjoining the above described property on the East.

TRACT NO. II:

That certain tract of land, approximately 50 feet by 91 feet lying immediately northeast of and adjacent to the tract of land described as Tract No. 2 in the deed from Mary F. Mefford to Lewis R. Mefford, of record in Book 2490, page 17, Register's Office for Davidson County, Tennessee; and being the tract shown as not covered by deed on the survey by Anderson and Gee, Nashville, Tennessee, dated November, 1946, and certified by Harvey Gee to be correct as of February 27, 1952; said tract being described with reference to said survey, as follows:

BEGINNING at a point in the West line of an alley separating the property conveyed to Lewis R. Mefford and wife, by deed of record in Book 1212, page 75, Register's Office for Davidson County, Tennessee, from that conveyed to Lewis R. Mefford and wife, by deed of record in Book 1172, page 194, Register's Office for Davidson County, Tennessee; said point being at an old post located North 11 degrees 15 minutes East a distance of 247.7 feet from the center line of Lebanon Road; thence North 75 degrees West a distance of 87.5 feet to a point; thence northwardly a distance of 3.0 feet to a point; thence westwardly a distance of 3.5 feet, more or less, to a point; thence southwardly, with the easterly line of the northernmost part of the property described in said deed recorded in Book 2490, page 17, Register's Office for Davidson County, Tennessee, a distance of 50 feet, more or less, to a point; thence eastwardly, with the northerly line of the easternmost 91 feet of the property described in said deed recorded in Book 2490, page 17, Register's Office for Davidson County, Tennessee, a distance of 50 feet, more or less to the West line of the aforesaid alley; thence North 11 degrees 15

minutes East, with the West margin of said alley, a distance of 47 feet, more or less, to the point of beginning.

Together with the right of ingress, egress and regress through and over the entire length and width of the alley adjoining the above described property on the East.

TRACT NOS. I AND II being the same property conveyed to Nashville Auction and Realty Company by deed from Commerce Union Bank, of record in Book 6106, page 613, Register's Office for Davidson County, Tennessee.

TRACT III:

LAND in the 2nd Civil District of Davidson County, Tennessee and described according to a survey by Ray G. Cole, Registered Land Surveyor No. 924, dated December 27, 1984, as follows:

BEGINNING at an iron pin set, a corner of Carlu Corporation property of record in Deed Book 2648, page 105, Register's Office for Davidson County, Tennessee, being the most southwest corner of property shown on property map 96-1, parcel 27, and being located North 10 degrees 55 minutes 37 seconds East, 213.74 feet from an iron pin set in the margin of Lebanon Pike; thence, from said beginning point and with the line of said Carlu Corporation, North 1 degree 29 minutes 18 seconds East, 330.57 feet to an existing concrete monument, corner of said Carlu Corporation; thence South 89 degrees 27 minutes 47 seconds East, 204.60 feet to an iron pin set; thence South 7 degrees 29 minutes 33 seconds West, 377.83 feet to an iron pin set; thence N 74 degrees 29 minutes 13 seconds West, 87.21 feet to a corner of a concrete block wall; thence with the same, North 13 degrees 49 minutes 27 seconds East, 3.00 feet to a corner of a concrete block wall; thence North 76 degrees 10 minutes 33 seconds West, 83.00 feet to the beginning. Containing 1.505 acres, more or less.

BEING the same property conveyed to Thomas W. Beasley by Warranty Deed from Martha Eddings, Adelaide Crawford, Camilla Jordan, Ina Winters, Lena Baird (Beard), Odessa Hockett, Nelson Hockett, Sally Hockett, and William Martin (as the sole surviving heirs of Wiley Eddings and wife, Nannie Eddings, and their children, Lee Eddings, Charlie Eddings, and Mary Lee Eddings), of record in Book 6486, page 204, Register's Office for Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. 1986 real property taxes which are prorated and assumed by the Grantee.

2. Title to that portion of the premises embraced within the bounds of Lebanon Pike (Road), and an alley.

3. Parties in possession under unrecorded leases.

4. Easement for Public sanitary sewer as described in Court Order of record in Book 5741, page 905 and Book 6065, page 117, Register's Office for Davidson County, Tennessee. (Tract III)

5. Lack of ingress and egress to and from the property as to Tract II and Tract III.

91807

IDENTIFICATION REFERENCE

APR 15 2 44 PM '86

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

2409 04/15 1318.50- CHECK

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**

**NASHVILLE, TENNESSEE**

RECEIVED OF _____

FOR _____

BOOK 6829 PAGE 852

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | [illegible] 0- | CANT. |
| | | | 1300.00 | CSTAX |
| | | | .50 | PRFEE |
| | | | 10.00 | MDEED |
| | | | | CHECK 1310.50- |
| | | | 3409AC4/15/86 BAL | .00 |

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

91807

IDENTIFICATION REFERENCE

APR 15 2 44 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 237495