92146

File 14

DP2:BGRE00149 4/15/86

IDENTIFICATION REFERENCE

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

APR 16 2 03 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

GENERAL WARRANTY DEED

BOOK 6830 PAGE 792

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Hardin Service Corporation 3625 Southwest Freeway Houston, Texas 77027	Same	96-1A-1

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 of which is hereby acknowledged, Roy W. Young and wife Virginia M. Young ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Hardin Service Corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Plan of Riverpoint, Section Two as of record in Book 5200, page 749, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to Roy W. Young and wife Virginia M. Young by deed from J. H. Baker, Trustee of record in Book 6642, page 611, said Register's Office:

This property is unimproved property.

Said property is conveyed subject to the following matters:

1. Taxes for year 1986, a lien but not yet due and payable.

2. Declaration of covenants, conditions, restrictions and easements, including but not limited to easements, assessments, special assessments, charges and liens, contained in instrument of record in Book 6883, page 630, said Register's Office.

3. The Plan of record in Book 5200, page 749, said Register's Office, shows an Owner's Certificate, a 20 foot minimum building setback line from Riverpoint Pass and certain easements to which plan reference is hereby made.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantors covenant that, subject to the matters set forth above, Grantors are lawfully seized and possessed of said land in fee simple, have good right to convey it, and that same is unencumbered.

Grantors further covenant and bind themselves and their heirs and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

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Witness our hands this 15th day of April, 1986.

Roy W. Young

Roy W. Young

Virginia M. Young

Virginia M. Young

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Roy W. Young and Virginia M. Young, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 15th day of April, 1986.

Michael D. Lontag

Notary Public

My Commission Expires:

2-27-87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $70,000.00.

Affiant

Sworn to and subscribed before me this 16th day of April, 1986.

Michael D. Lontag

Notary Public

My Commission Expires:

2-27-87

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6830 PAGE 794

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

70000.00- CAMT.
182.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 188.50-
3801A04/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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APR 16 2 03 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 237876