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

GENERAL WARRANTY DEED

BOOK 6830 PAGE 796

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Hardin Service Corporation 3625 Southwest Freeway Houston, Texas 77027	Same	96-1A-23 and 96-1A-24

FOR AND IN CONSIDERATION of the sum of ONE HUNDRED TWENTY SEVEN THOUSAND SIX HUNDRED SIXTY AND NO/100THS ($127,660) DOLLARS of which FIFTY-NINE THOUSAND ONE HUNDRED EIGHTY-SEVEN AND 34/100THS ($59,187.34) DOLLARS has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining SIXTY EIGHT THOUSAND FOUR HUNDRED SEVENTY-TWO AND 66/100THS ($68,472.66) DOLLARS, Hardin Service Corporation ("Grantee") has agreed to assume and by acceptance of this Deed, they assume and agree to pay the unpaid principal balance of $68,472.66 owing on two Promissory Notes executed by J. H. Baker, Trustee, payable to Carl M. Gessler, and secured by two Deeds of Trust, both to Angus Gillis, III, Trustee, one of record in Book 6298, page 193 and the other of record in Book 6298, page 197, Register's Office, Davidson County, Tennessee; we Richard S. Dunham and wife Carolyn Dunham ("Grantors") have bargained and sold, and by these presents do transfer and convey unto 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. 23 and 24 on the plan of Riverpoint Subdivision, Section Two, of record in Book 5200, page 749, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Grantors by deed from J.H. Baker, Trustee of record Book 6308, page 632, and by deed of record in Book 6323, page 915, said Register's Office.

This is improved property known as 101 Benson and 103 Benson, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

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

2. Restrictive covenants contained in instrument of record in Book 6044, page 545, said Register's Office.

3. Declaration of covenants, conditions, liens, easements and restrictions, including but not limited to easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 6283, page 630, said Register's Office.

4. The Plan of record in Book 5200, page 749, said Register's Office, shows an Owner's Certificate, certain easements, setback lines and notes to which plan reference is hereby made.

5. Easement to those persons residing in or occupying the Michael W. Twitty property adjacent to the Riverpoint Development to cross said Riverpoint property in times of flooding of record in Book 6283, page 653, said Register's Office.

6. Deed of Trust of record in Book 6298, page 193, said Register's Office, the indebtedness secured by which has been assumed by Grantee as hereinabove set forth.

7. Deed of Trust of record in Book 6298, page 197, said Register's Office, the indebtedness secured by which has been assumed by Grantee as hereinabove set forth.

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.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this 16th day of April 1986.

Richard S. Dunham

Carolyn Dunham

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Richard S. Dunham and Carolyn Dunham, 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 16th day of April, 1986.

Notary Public

My Commission Expires:

2-27-87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration for this transfer or value of property conveyed (whichever is greater) is $127,660.00.

Affiant

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

Notary Public

My Commission Expires:

2-27-87

92148

IDENTIFICATION REFERENCE

APR 16 2 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6830 PAGE 799

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

127660.00- CAMT.
332.02 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 341.52-
3803A04/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92148

IDENTIFICATION REFERENCE

APR 16 2 04 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 237878