B0431
LV

BOOK 6831 PAGE 706

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Calvin Tate and Mike Malone 1100 Kermit Drive Nashville, Tennessee 37217	Same	Map 161 Parcel 153

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Cousins Properties of Tennessee, Inc. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Calvin Tate and Mike Malone (the "Grantees"), Grantees' successors and assigns, a certain tract or parcel of land in Davidson County, State of 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 the following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $75,000.

Calvin Tate
Affiant

Subscribed and sworn to before me this 17th day of April, 1986.

Loretta B. Lane
Notary Public
My Commission Expires: 7/18/87

IDENTIFICATION

APR 17 2 08 PM '86

FELIX Z. PHILLIPS, JR.
DAVIDSON COUNTY, TN

92430

4151

2. Restrictive Covenants contained in a Lease Agreement between Cousins Properties of Tennessee, Inc., and The Kroger Co., of record in Book 4747, page 624, as amended by instrument of record in Book 4818, page 748, Register's Office for Davidson County, Tennessee.

3. Restrictive Covenants contained in a Lease Agreement between Cousins Properties of Tennessee, Inc., and Super X Drugs of Texas, Inc., of record in Book 4747, page 628, as amended by instrument of record in Book 4828, page 247, Register's Office for Davidson County, Tennessee

4. The Plan of record in Book 6200, page 279, said Register's Office, shows an Owner's Certificate, an easement for public utility purposes along the rear line of said lot and a 20-foot sanitary sewer easement crossing the southwesterly portion of said lot, each containing an 8-inch sewer line, and certain notes to which reference is here made.

5. Reciprocal Easement by and between Cousins Properties of Tennessee, Inc., and Rodney Wise, of record in Book 5406, page 784, Register's Office for Davidson County, Tennessee.

6. A perpetual nonexclusive easement for ingress and egress as set out in the deed from Cousins Properties of Tennessee, Inc., to Fletcher Bright Company, Trustee, of record in Book 4827, page 892, Register's Office for Davidson County, Tennessee.

7. An easement for overhead electric power conductors and communication circuits granted to Metropolitan Government by instrument of record in Book 4854, page 240, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as Lot No. 14, Section 2, Hickory Plaza.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, Grantees' successors and assigns, forever.

And Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantees, Grantees' successors and assigns against the lawful claims of all persons claiming by, through, or under it.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 17th day of April, 1986.

COUSINS PROPERTIES OF TENNESSEE, INC.

By Robert P. Hunter Jr.
SR VICE PRESIDENT

STATE OF Georgia
COUNTY OF Cobb

Before me, Susan B. Sutterfield, a Notary Public of the State and County aforesaid, personally appeared Robert P. Hunter, 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 Senior Vice Pres. of Cousins Properties of Tennessee, Inc., the within named bargainor, a corporation, and that he as such Senior Vice Pres. executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice Pres.

WITNESS my hand and seal, at office in Cobb County, Georgia, this 17th day of April, 1986.

Susan B. Sutterfield
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires March 31, 1987

My Commission Expires: _____

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 14 on the Plan of the Resubdivision of Lots Nos. 13 and 14, Section Two, Hickory Plaza, as of record in Book 6200, page 279, Register's Office for said County, to which plan reference is here made for a more complete description of said lot.

Being part of the same property conveyed to Cousins Properties of Tennessee, Inc., by deed from Brentwood East Company, of record in Book 6458, page 794, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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

75000.CO- CAMT.
155.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 207.50-
419|A04/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

92480

IDENTIFICATION REFERENCE

APR 17 2 08 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 238253