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

Filed

SPECIAL WARRANTY DEED

BOOK 6847 PAGE 115

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number
Hardin Service Corporation 3625 Southwest Freeway Houston, Texas 77027	Same	Map 96-1 Parcel 67 F.B. No. 3D-4405

FOR AND IN CONSIDERATION of the sum of NINE HUNDRED EIGHTY-FOUR THOUSAND FORTY AND NO/100ths ($984,040) DOLLARS, of which FIVE HUNDRED SEVENTY-ONE THOUSAND FOUR HUNDRED FIFTY-FIVE AND 54/100ths ($571,455.54) DOLLARS has been paid in cash, the receipt of which is hereby acknowledged, and for the remaining FOUR HUNDRED TWELVE THOUSAND FIVE HUNDRED EIGHTY-FOUR AND 46/100ths ($412,584.46) DOLLARS Hardin Service Corporation ("Grantee") has agreed to take the property subject to and by acceptance of this Deed it hereby takes the property subject to the total unpaid principal balance of $412,584.46 owing on two Promissory Notes, one executed by C. E. Hooper and wife, Peggy K. Hooper, R. E. Hooper and wife, Linda H. Hooper, and Don L. Gaines and wife, Sarah Gaines, payable to Home Beneficial Life Insurance Company, and the other executed by Tennessee Trust Company, Trustee, payable to Robert J. Baltz, Jr., each secured by a Deed of Trust, one to L. W. Richardson and J. M. Wiltshire, Jr. and the other to George V. Crawford, Jr., Trustee, respectively, one of record in Book 4868, Page 737 and the other of record in Book 6774, Page 883, Register's Office for Davidson County, Tennessee; Tennessee Trust Company, Trustee for Point Place Partners, a Tennessee general partnership ("Grantor") has bargained and sold and by these presents does transfer, convey and specially warrant unto Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

BEING a tract of land in the First Civil District, Nashville, Davidson County, Tennessee, bounded on the North by Lebanon Pike and located East of Donelson Pike, more particularly described according to a survey of Kimley-Horn & Associates, Inc., dated December 16, 1985, revised January 2, 1986 (Job No. 3632.00), as follows:

BEGINNING at an iron pin in the southerly margin of Lebanon Pike, 173 feet, more or less from the easterly margin of Donelson Pike; thence with said Pike, S 71° 40' E, 236.84 feet to an iron pin; thence, leaving Lebanon Pike, S 05° 09' W, 306.84 feet to an iron pin; thence, N 83° 15' W, 254.34 feet; thence, N 05° 31' E, 258.14 feet to an iron pin; thence, S 71° 07' E, 18.00 feet to an iron pin, set this survey; thence, N 07° 45' E, 100.00 feet to the point of beginning, and containing 82,313 square feet or 1.89 acres, more or less, according to said survey.

TOGETHER with the permissive rights granted to Martin Theatres of Georgia, Inc., by The Crescent Company, by an Agreement of record in Book 3946, Page 384, Register's Office for Davidson County, Tennessee, said right being a permit of ingress and egress over and upon the adjoining real estate of The Crescent Company

through the vehicular ramp and pedestrian walkway as now constructed between the South side of the herein-above described real property and the North side of the real property of The Crescent Company described in said Agreement.

TOGETHER with all of Grantors' rights, title and interest in and to the following additional real property:

> All strips or gores, if any, within the above described real property and abutting or adjoining said real property; any and all land lying in or under the bed of any street, alley, road or right of way, opened or proposed, within, abutting or adjacent to the above-described real property; and all other real property adjoining or contiguous to the above-described real property

BEING the same property conveyed to Tennessee Trust Company, Trustee, for Point Place Partners, a Tennessee general partnership, by General Warranty Deed of Robert J. Baltz, Jr., and Don L. Gaines, of record in Book 6774, Page 876, Register's Office for Davidson County, Tennessee.

This is improved property known as Village Square Professional Building, 2817 Lebanon Road, Nashville, Tennessee.

Said property is conveyed, and all warranties and covenants herein made, are expressly made subject to the following matters:

1. Metropolitan Nashville and Davidson County, Tennessee, real and personal property taxes for 1986, a lien, but not presently due and payable, which have been prorated and assumed by the Grantee.

2. Rights of tenants in possession under unrecorded leases.

3. Agreement, dated August 1, 1979, by and between Dr. Don L. Gaines and Baltz Brothers Partnership (Lessor) and Witt Sign Co., Inc. (Lessee), as of record in Book 5498, Page 638, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewer and/or storm drainage granted to Metropolitan Government of Nashville and Davidson County, Tennessee, by an instrument of record in Book 5631, Page 299, Register's Office for Davidson County, Tennessee.

5. Permissive easement contained in an instrument of record in Book 3946 , Page 384, Register's Office for Davidson County, Tennessee.

6. Matters shown on an as-built survey of Kimley-Horn & Associates, Inc., entitled "Village Square Professional Building", dated December 16, 1985, revised January 2, 1986 (Job No. 3632.00).

7. Deed of Trust, executed by C. E. Hooper and wife, Peggy K. Hooper, R. E. Hooper and wife, Linda H. Hooper, and Don L. Gaines and wife, Sarah H. Gaines, to L. W. Richardson and J. M. Wiltshire,

Jr., Trustees, as of record in Book 4868, Page 737, Register's Office for Davidson County, Tennessee.

8. Assignment of Leases, Rents, and Profits from C. E. Hooper and wife, Peggy K. Hooper, R. E. Hooper and wife, Linda H. Hooper, and Don L. Gaines and wife, Sarah H. Gaines, to Home Beneficial Life Insurance Company of Richmond, Virginia, as of record in Book 4868, Page 745, Register's Office for Davidson County, Tennessee.

9. Deed of Trust executed by Tennessee Trust Company, Trustee for Point Place Partners, to George V. Crawford, Trustee, for Robert J. Baltz, Jr., Beneficiary, as of record in Book 6774, Page 883, Register's Office for Davidson County, Tennessee.

10. Grantor makes no warranties with respect to the balance of notes which are secured by the deeds of trust described in subparagraphs 7 and 9 above.

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

Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, 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 15 day of May 1984, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

"Grantor"

TENNESSEE TRUST COMPANY, TRUSTEE
A Tennessee Corporation on
behalf of Point Place Partners

By: John W Coleman
John W. Coleman
Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Michael D. Sontag, a Notary Public of the State and County aforesaid, personally appeared JOHN W. COLEMAN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Vice President of TENNESSEE TRUST COMPANY, TRUSTEE, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this 1st day of May, 1986.

Michael D. Sontag
Notary Public

My Commission Expires:

2-27-89

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $984,040.

Affiant

Sworn to and subscribed before me this 1st day of May, 1986.

Michael D. Sontag
Notary Public

My Commission Expires:

2-27-89

97418

IDENTIFICATION REFERENCE

MAY 2 4 02 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 6847 PAGE 119

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

254040.00-	CNTY
2,558.48 ~~2558.48~~	CSTAX
.50	PRFEE
12.00	MORTG
CHECK ~~2570.98~~	
0054A05/02/86 BAL	.00
2,570.98	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

97418

IDENTIFICATION REFERENCE

MAY 2 4 02 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 243981