DPT:BGRE00159 05/13/86

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

Box 18

SPECIAL WARRANTY DEED

Address New Owner	Send Tax Bills To	Map-Parcel Numbers
Hardin Service Corporation 3625 Southwest Freeway Houston, Tx. 77027	Same	096-01-0-A-003,096-01-0-A-004,096-01-0-A-005, 096-01-0-A-006, 096-01-0-A-007,096-010-A-008,096-01-0-A 009,096-01-0-A-019,096-01-0-A-021,096-01-0-A-013,096-01-0-A-022, and 096-01-0-A-015

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Miller Kimbrough, Jr., Trustee ("Grantor"), has this day bargained and sold, and does hereby tranfer and convey unto Hardin Service Corporation ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lots Nos. 3,4,5,6,7,8,9,19,21, and 22 on the Plan of Riverpoint Subdivision Section Two of record in Book 5200, page 749, Register's Office for Davidson County, Tennessee and Lots Nos. 16 and 17 on the Plan of the Resubdivision of Lots 13 through 18, Riverpoint, Section Two of record in Book 6050, page 204, said Register's office, to which reference is made for a more detailed description.

The above described real estate is the same property conveyed to Miller Kimbrough, Jr., Trustee by deed from Charles R. Parrish, Trustee, and Charles R. Parrish and wife Emily Ann Parrish of record in Book 6738, page 839, and by deed from J.H. Baker, Trustee, of record in Book 6738, page 842, Register's Office of said County and is conveyed subject to such limitations, restrictions, and encumbrances as may affect said property including the following matters:

1. 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 6283, page 630, said Register's Office, amended as to Lots 1 through 30 inclusive in Book 6571, page 574, said Register's Office.

2. The Plan of record in Book 5200, page 749, said Register's Office, shows an Owners' Certificate, various minimum building setback lines from common areas and easement being part of a planned unit development.

3. The Plan of record in Book 6050, page 204, said Register's Office, shows an Owner's Certificate, a 10 foot minimum building setback line from Riverpoint Court (private) and a 2 1/2 foot x 25 foot NES easement on the northwest front corner of Lot 16; a 2 1/2 foot x 25 foot NES easement on the northeast & northwest front corners of Lot 17.

4. A 10 foot minimum building setback line from the westerly boundary lines of Lots Nos. 16 & 16 and a 5 foot minimum building setback line from both the rear and the easterly boundary lines of Lots Nos. 16 & 17.

5. Sanitary sewer easement of record in Book 4806, page 513, and Book 5580, page 124, said Register's Office.

6. By-Laws and Regulations of Riverpoint Homeowners Association not of record.

7. Taxes for 1986, a lien but not yet due and payable, which taxes have been prorated and are assumed by Grantee.

8. Owner's Association assessments accruing after the date hereof.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR further covenants and binds himself and his successors to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument on this 15th day of May, 1986.

Trustee

Miller Kimbrough, Jr., Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Miller Kimbrough, Jr., 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, at office, this 15th day of May, 1986.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires Dec 9, 1989

01243

IDENTIFICATION

MAY 15 3 02 PM '86

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this tranfer is $350,000.00.

Affiant

Subscribed and sworn to before me, this 15th day of May, 1986.

Rebecca A. Gibbs
Notary Public

My Commission Expires:

My Commission Expires July 2, 1990

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6858 PAGE 272

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

350000.00- CAMT.
910.00 CSTAX
.50 PRFEE-
9.00 WDEED
CHECK 919.50-
4622A05/15/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01243

IDENTIFICATION REFERENCE

MAY 15 3 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248434