Feb 37

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Old Hickory TV & Appliances, Inc. 629 Myatt Drive Madison, Tennessee 37115	Same	Map 163 Parcel 231

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, Hickory Hollow Associates, a joint venture composed of Hickory Hollow Mall, Inc. and Intereal Company (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said Old Hickory TV & Appliances, Inc. (the "Grantee"), Grantee's 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.

2. Restrictive Covenants contained in instrument of record in Book 5125, page 769; as amended in Book 5189, page 947; Book 5337, page 933; Book 5441, page 968; Book 5792, page 491; Book 5951, page 26; Book 6011, page 163; Book 6095, page 948; and Book 6321, page 311, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $240,000.

Homer L. Tomlinson
Affiant

Subscribed and sworn to before me this 16th day of May, 1986.

Loretta B. Lane
Notary Public
My Commission Expires: 7/18/89

LORETTA B. LANE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

3. Terms and provisions of the Deed of Declaration of record in Book 5091, page 533, as amended in Book 5249, page 450 and Book 5318, page 762, said Register's Office.

4. All matters shown on the Plan of Hickory Hollow Section Two, a plat of which is of record in Book 5200, page 34, said Register's Office shows an Owner's Certificate, a 10-foot easement for public utility purposes along the north, south and east lines of said lot, a 25-foot N.E.S. easement crossing the Westerly portion of said lot, and a 20-foot public utility easement along the west line of said lot and the following notation:

5. Lack of access to Bell Road.

This is unimproved property, known as Commercial Tract D, Hickory Hollow Mall.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's 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 Grantee, Grantee's 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 22nd day of April, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

HICKORY HOLLOW ASSOCIATES,
a Joint Venture

By: Hickory Hollow Mall, Inc.

By: _____
Title: SENIOR VICE PRESIDENT

By: Intereal Company

By: _____
Title: 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 President of Hickory Hollow Mall, Inc., a corporation, and that said corporation is a joint venturer of Hickory Hollow Associates, the within named bargainor, a joint venture, and that he as such Senior Vice President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as a joint venturer, by himself as Senior Vice President.

WITNESS my hand and official seal this 22nd day of April, 1986.

Susan B. Sutterfield
Notary Public

Notary Public, Georgia, State at Large
My Commission Expires: My Commission Expires March 31, 19

My Commission Expires:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Loretta B. Lane, a Notary Public of the State and County aforesaid, personally appeared Sydney F. Kuhlke 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 President of Intereal, a corporation, and that said corporation is a joint venturer of Hickory Hollow Associates, the within named bargainor, a joint venture, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation as a joint venturer, by himself as President.

May WITNESS my hand and official seal this 7th day of ~~April~~, 1986.

Loretta B. Lane
Notary Public

My Commission Expires: 7/18/87

IDENTIFICATION REFERENCE

0 1 5 7 6

MAY 16 2 53 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

EXHIBIT A

Land in Davidson County, Tennessee, being Tract D on the Plan of the 2nd Revision, Hickory Hollow Mall, Section Two, as of record in Book 5200, page 34, Register's Office for said County, to which plan reference is made for a more complete description.

Being part of the same property conveyed to Hickory Hollow Mall, Inc., and Intereal Company, together doing business as Hickory Hollow Associates, a joint venture, by Deed from Cousins Properties of Tennessee, Inc., of record in Book 4920, page 916, and by Quitclaim Deed of record in Book 4920, page 933, Register's Office for said County.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6859 PAGE 316

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

240000.00- CAMT.
624.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 636.50-
5020405/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01576

IDENTIFICATION REFERENCE

MAY 16 2 53 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 248822