BOOK 6917 PAGE 926

MDSCW92 06/24/86

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37239

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Hardin Service Corporation 3625 S. W. Freeway Houston, Texas 77027	SAME	096-01-0-069

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, Robert A. Dee and wife, Norma J. Dee ("Grantors"), have bargained and sold, and by these presents do transfer and convey unto Hardin Service Corporation, a Texas corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in the Third, formerly the Second Civil District of Davidson County, Tennessee, near the village of Donelson, described according to a survey made by J. R. Wauford and Company, Engineers, January 26, 1957, as follows:

Beginning on th easterly margin of Donelson Pike at a point 192.1 feet north of the northwest corner of the property conveyed to J. R. Wauford, Jr. and wife, by deed from W. D. Donson, Executor of record in Book 2638, page 9, Register's Office for said County. Thence with the easterly margin of said pike north 5 degrees 18' East 70 feet to a point 75 feet south of Disspayne's Service Center, Inc., southerly line; thence south 84° 42' east 151.9 feet to an iron pin in the westerly line of the Crescent Amusement Company's property; thence with their westerly line and an old fence and tree row south 5° 33' west 70 feet to an iron pin in Crescent Amusement Company's said westerly line; thence north 84° 42' west 151.6 feet to the beginning.

Included in the above description, but excluded therefrom is that part of said property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed of Willliam J. Tichenor, Jr. and wife, Patricia L. Tichenor, of record in Book 4114, page 229, Register's Office for said County.

Being the same property conveyed to Grantors by deed dated October 12, 1984 from William G. Traber, Bethel Dean Robinson and John T. Gwin of record Book 6403_, page 818, said Register's Office.

This is improved property known as the Dee parcel.

Said property is conveyed subject to the following matters:

1. Real estate taxes for 1986, a lien but not yet due and payable.

2. Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee by W. J. Tichenor, and wife, across premises as set out in instrument of record in Book 4940, page 372, Register's Office for Davidson County, Tennessee.

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 11th day of July, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Robert A. Dee

Norma J. Dee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Robert A. Dee and Norma J. Dee, 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 14th day of July, 1986.

Notary Public

My Commission Expires:

2-27-87

BOOK 6917 PAGE 923

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $425,530.

Joan H. Bland
Affiant

Sworn to and subscribed before me this 11th day of July, 1986.

Notary Public

My Commission Expires:

2-27-87

20675

JUL 15 3 44 PM '86

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

RECEIVED OF _____

FOR _____

BOOK 6917 PAGE 929

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

425530.00- CAMT,
1191.40 CSTAX
.50 PRFE
9.00 WDTX
CHECK 1201.90-
740DAC7/15/86 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 0 6 7 5

IDENTIFICATION/REFERENCE

JUL 15 3 48 PM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 270772