STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 130,000.00 .

Affiant

Subscribed and Sworn to before me on this the 11th day of September, 1986.

Notary Public

My Commission Expires: 11-23-89

44353

IDENTIFICATION REFERENCE

SEP 19 12 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
J. Greg Hardeman, 174 Third Avenue North, Nashville, Tennessee 37201

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel #**
5-T Enterprises, Inc. Route # 3, Box 487 Granbury, Texas 76048	Same	Map 102 Parcel 5

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **DUDLEY SQUARE, INC.**, HEREINAFTER CALLED THE **GRANTOR**, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **5-T ENTERPRISES, INC.**, A TEXAS CORPORATION, HEREINAFTER CALLED THE **GRANTEE**, THEIR SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS:

Land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee described according to a survey made by George W. Watkins, Surveyor, March 9, 1950, as follows:

Beginning at a point in the center of Old Hickory Boulevard, formerly Bell Bend Road, at the intersection of the center line of said boulevard and the low water mark of the Cumberland River, said point called Clees' Ferry; thence with the low water mark of said Cumberland River south 20 degrees west 556 feet to a point, south 26 degrees 15 minutes west 610 feet to a point, south 39 degrees 45 minutes west 428 feet to a point and south 42 degrees 30 minutes west 1130 feet to a fence; thence with said fence north 40 degrees 15 minutes west 1472 feet to a point, north 39 degrees 15 minutes east 237 feet to a point, north 39 degrees 15 minutes east 237 feet to a point, north 33 degrees 50 minutes east 400

feet to a gate post, north 53 degrees 20 minutes west, 541 feet to a point north 63 degrees 30 minutes west 404 feet to a point and north 12 degrees 45 minutes east 784.5 feet to a point in the center of Old Hickory Boulevard; thence with the center of Old Hickory Boulevard south 85 degrees 15 minutes east 530 feet to a point, north 81 degrees 45 minutes east, 179 feet to a point and south 71 degrees 30 minutes east 2061 feet to the point of beginning, containing 106.8 acres, more or less.

Being the same property conveyed to Dudley Square, Inc., a Tennessee corporation by deed from Michael Y. Moss, Joe P. Moss, Jr., Edward Thomas Moss, and Betty Lee Moss, of record in Book 6402, Page 270, R.O.D.C., Tennessee.

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,** its successors and assigns, forever; and we covenant with the said **GRANTEE** that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to the said land to the said **GRANTEE,** its successors and assigns, against the lawful claim of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 11 day of September, 1986.

DUDLEY SQUARE, INC.

By: Bryan Stanley
BRYAN STANLEY, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John Gregory Hardeman, a Notary Public in and for said County and State, personally appeared **BRYAN STANLEY** 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 Dudley Square, Inc.,** a Corporation, that he as such President executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such President.

WITNESS my hand and official seal at Nashville, Tennessee, this the 11th day of September, 1986.

John Gregory Hardeman
NOTARY PUBLIC

My Commission Expires:
11-23-89

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

RECEIVED OF _____

FOR _____

BOOK 6985 PAGE 239

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

130000.00- CAMT.
364.00 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 373.50-
4510A09/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4433

IDENTIFICATION/REFERENCE

SEP 19 12 57 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 297269