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MDSCO00342 12/16/86 dr

File 18

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

GENERAL WARRANTY DEED

Address New Owner(s)	Mortgagee	Map-Parcel Number(s)
Hardin Service Corp. 3625 Southwest Pkwy. Houston, Texas	Dr. Carl Gessler 2760 Lebanon Road Nashville, TN 37214	96/1A/229

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, of which FORTY-FIVE THOUSAND ONE HUNDRED AND NINETY-SIX and 05/100 DOLLARS ($45,196.05) is hereby paid by Grantee's assumption and Grantee hereby assumes and agrees to pay the unpaid balance of $45,196.05 owing on a certain promissory note executed by James Owen Davidson and wife, Marlene Davidson, and payable to Dr. Carl M. Gessler, James Owen Davidson and wife, Marlene Davidson, ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Hardin Service Corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Lot No. 29 on the Plan of Riverpoint Subdivision, Section Two of record in Book 5200, page 749 to which plan reference is made for a more detailed description.

Being the same property conveyed to Grantors by warranty deed dated June 10, 1985 from J. H. Baker, Trustee of record in Book 6587, page 910, said Register's Office.

This is improved property known as 107 Benson Road, Nashville, Tennessee 37214.

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.

7 4 7 3 7

IDENTIFIED FOR REGISTRATION
Dec 19 10 10 AM '86
DAVIDSON COUNTY, TN

WITNESS our hands this 19 day of December 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

James Owen Davidson by Martha Child, attorney in fact
James Owen Davidson

Marlene Davidson by Martha Child attorney in fact
Marlene Davidson

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Martha Child, to me known to be the person who executed the foregoing instruments on behalf of James Owen Davidson and Marlene Davidson, the within named bargainors, and who acknowledged that she executed the same as the attorney-in-fact of said James Owen Davidson and Marlene Davidson.

WITNESS my hand, at office, this 18th day of December, 1986.

Notary Public

My Commission Expires:
2-27-87

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $150,000.

Affiant

Sworn to and subscribed before me this 18th day of December, 1986.

Notary Public

My Commission Expires:
2-27-87

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

RECEIVED OF _____

FOR _____

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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

'50[illegible]. 0- CAMT.
420. 0 CSTAX
.50 PRFE
6.00 WDE 2
CHECK 426.50-
91:0A 12/19/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

747737

IDENTIFICATION REFERENCE

Dec 19 10 10 AM '86

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No 24851