Send Tax Bills To: New Owner:
~~Michael D. Sontag~~ → L. Thomas Hart, Jr.
~~Bass Berry & Sims~~ 107 Kenner Avenue
~~100 First American Center~~ Nashville, Tn. 37205
~~Nashville, TN. 37238~~

THIS INSTRUMENT PREPARED BY:
GEARY, STAHL & SPENCER
Dallas, Texas 75248

Map ~~78~~ 116 14
Parce l ~~52~~ 3-93
1

SPECIAL WARRANTY DEED

THE STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF DAVIDSON §

BOOK 7091 PAGE 445

THAT JEM PROPERTIES, INC., a Texas corporation ("Grantor"), for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration to Grantor in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, and for the further consideration of the execution and delivery to Grantor by Grantee of one certain promissory note of even date herewith in the original principal sum of FOUR HUNDRED EIGHTY-FIVE THOUSAND AND NO/100 DOLLARS ($485,000.00), bearing interest and payable as therein provided (the "Note"), the payment of the Note being secured by a Deed of Trust of even date herewith to Michael D. Sontag, Trustee, reference to which is hereby made for all purposes, has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto L. THOMAS HART, JR., 107 Kenner Street, Nashville, Tennessee 37205 ("Grantee"), the improvements located on that certain real property situated in Davidson County, Tennessee, which is more particularly described on Exhibit "A" attached hereto and incorporated herein by reference (such improvements being referred to herein as the "Building").

Grantor additionally has GRANTED, SOLD and CONVEYED and by these presents does GRANT, SELL and CONVEY unto Grantee, without warranty, all of Grantor's right, title and interest, if any, in and to the land (the "Land") upon which the Building is situated, such land being described on Exhibit "A" attached hereto.

This Special Warranty Deed is additionally made and accepted expressly subject to all liens, easements, covenants, restrictions, and other matters affecting title to the Land and Building, including, but not limited to, the matters set forth on Exhibit "B" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Building unto Grantee, his heirs and assigns forever; and Grantor does hereby bind itself, and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Building unto Grantee, his heirs and assigns, against any person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise, and subject to the matters set forth herein.

EXECUTED to be effective as of the 31st day of December, 1986.

JEM PROPERTIES, INC.,
a Texas corporation

By: Michael E. Horn
Michael E. Horn, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 485,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 31st DAY OF Dec 1986
Deputy Register

78877

IDENTIFICATION REFERENCE

Dec 31 5 25 PM '86

CLERK & MASTER'S OFFICE REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Michael D. Sontag, a Notary Public, Michael E. Horn, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of JEM Properties, Inc., a Texas corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 24th day of December, 1986.

Michael D. Sontag
Notary Public

My Commission Expires:

2-27-87

EXHIBIT "A"

Land in Davidson County, Tennessee, being the southerly 95 feet of Lot No. 79 on the Plan of Kenner-Manor Land Company's Second Subdivision of the Kenner Tract, as of record in Book 421, page 100, Register's Office for said County, and described according to a survey of Hal R. Swann, Jr., dated October 18, 1976, as follows:

Said part of Lot 79 fronts 95 feet on the westerly side of Kenner Avenue and runs back between parallel lines 200 feet, and by field measurement 198 feet to a dead line being the rear line of Lot 88 on said plan, and contining 18,810 square feet or 0.43 acres, more or less.

Being the same property conveyed to L. Thomas Hart, Jr., Trustee, by deed from Kermit C. Stengel, Jr., Trustee, of record in Book 5308, page 30, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7091 PAGE 448

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

40[illegible] 0- CAPT.
1350.00 CSTAX
.50 RFEE
9.00 MDE T
CHECK 1367.50-
[illegible]/31/86 BAL .[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7887.7.

IDENTIF REFERENCE

DEC 31 5 25 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No29405