MDSCO00447 03/02/87 dr

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

Box 18

# GENERAL WARRANTY DEED

| Address New Owner and Send Tax Bills To: | Mortgagee | Map-Parcel Number( |
|---|---|---|
| Hardin Service Corporation<br>3625 Southwest Freeway<br>Houston, Texas 77027 | None | Map 96-1<br>Parcel 61 |

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, John A. Gholson, III ("Grantor"), has bargained and sold, and by these presents does 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:

BEING a tract of land in the Third Civil District of Nashville, Davidson County, Tennessee, and being parcel 61 on Map 96-1 of the property tax maps of Nashville and Davidson County, beginning at a point in the eastern right-of-way of Donelson Pike, said point being 198.11 feet south of an iron pin at the beginning of the turn-out curve onto U.S. Route 70; thence leaving said Donelson Pike south 86° 25' 46" east 151.87 feet to a point in the Hardin Service Corporation lot as recorded in Book 6774, page 880, said Register's Office; thence with the Hardin Service Corporation line south 3° 59' 28" west 117.10 feet to a point; thence north 86° 25' 46" west 151.92 feet to a point in the easterly right-of-way of the aforesaid Donelson Pike; thence with said right-of-way north 4° 00' 54" east 117.10 feet to the point of beginning, and containing 0.41 acres, according to the said survey by Kevin Tucker & Associates, Inc., dated September 18, 1986.

Being the same property conveyed to John A. Gholson, III and wife Ann G. Gholson by deed from Donelson Development Company, Inc. of record Book 4491, page 279, said Register's Office, and by deed to John A. Gholson, III from Ann G. Gholson of record in Book 5211, page 90, said Register's Office.

Said property is conveyed subject ~~to the following~~ matters:

1. Real Property Taxes for 1987, a lien but not yet due and payable.

2. Easement for sanitary sewers and/or storm drainage of record in Book 4674, page 794, said Register's Office.

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3. Such matters as would be reflected on an accurate survey of the property.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds himself and his 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 3RD day of March 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

John A. Gholson, III

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, John A. Gholson, III, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 4TH day of March, 1987.

Rebecca A. Gibbs
Notary Public

My Commission Expires:
My Commission Expires July 9, 1988

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STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $450,000.00.

Michael W. Foutch
Affiant

Sworn to and subscribed before me this 4th day of March, 1987.

Rebecca A. Gibbs
Notary Public

NOTARY PUBLIC

My Commission Expires:
My Commission Expires July 4, 1988

01290

IDENTIFICATION REFERENCE

MAR 6 1 57 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 7159 PAGE 808

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

450[illegible]0- CAMT.
1260[illegible]0 CSTAX
.50 PRFE
9.00 WDF[illegible]
CHK 1039.50-
[illegible] BAL .[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

01290

IDENTIFICATION REFERENCE

MAR 6 1 57 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 54103