BOOK 7217 PAGE 475

This instrument prepared by: FILE BOX 30
Thomas C. Scott
Tune, Entrekin & White
21st Floor, First American Center
Nashville, Tennessee 37238

(Commercial)

1 97 29

IDENTIFICATION REFERENCE

Apr 23 2 23 PM '87

REGISTER'S OFFICE
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 807,263.

Affiant

Subscribed and sworn to before me this 27 day of April, 1987.

Notary Public

My commission expires: Jan 21, 1990

WARRANTY DEED

Address New Owner	**Send Tax Bills To:**	**Map and Parcel No.**
Southern Development Corp. Suite 400, 3500 Oak Lawn Dallas, Texas 75219	**NEW OWNER**	**Map 175** **Parcel 79 and 35** **Part of Map 176** **Parcel 9 and 10**
Mortgagor of Record:	**Nationwide Lending Group, Inc.** **1125 Troupe Street** **Post Office Box 5249** **Augusta, Georgia 30904**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **FRANK C. BATSON AND DAVID H. PARKER d/b/a B & P DEVELOPMENTS** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **SOUTHERN DEVELOPMENT CORP.** (the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, and described in **Exhibit "A"** attached hereto and made a part hereof by reference.

This conveyance is made subject to taxes for the current year, which have been prorated between the parties and assumed by the Grantee herein, and taxes for subsequent years.

This conveyance is further subject to the matters set forth on **Exhibit "B"** attached hereto.

Grantor and Grantee agree that the total consideration paid for Tract A-1 is $200,000.00.

This is unimproved property known as: Murfreesboro Road, Nashville, 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 the Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as set forth above.

And the Grantor does further covenant and bind itself, its heirs, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

WITNESS my hand this the 27th day of April, 1987.

FRANK C. BATSON AND DAVID H. PARKER d/b/a B & P DEVELOPMENTS

By: Frank C. Batson
Frank C. Batson

By: David H. Parker
David H. Parker

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **FRANK C. BATSON AND DAVID H. PARKER d/b/a B & P DEVELOPMENTS**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that they executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal at Nashville, Tennessee, this the 27th day of April, 1987.

Teresa A. Smith
NOTARY PUBLIC

My commission expires:

1/21/90

EXHIBIT "A"

TRACT DESCRIPTION

TRACT B.COMMERCIAL PORTION

Being a certain parcel of land located in the Second Civil District of Davidson County, Tennessee, being described as follows:

Beginning at a P.K. nail set at the intersection of the centerline of Lavergne-Couchville Pike in the northerly margin of Murfreesboro Pike; said nail being the southeast corner of the B & P Developments property as recorded in Book 7014, Page 279, R.O.D.C., Tennessee;

Thence, leaving the said margin of Murfreesboro Pike and with the centerline of Lavergne-Couchville Pike N 23° 56' 30" E 586.28 feet to a P. K. nail set; said P. K. nail pin being where the centerline of Lavergne-Couchville Pike crosses the centerline of the T.V.A. Easement as of record in Book 437, Page 24 R.O.D.C., Tennessee;

Thence, leaving the centerline of said Lavergne-Couchville Pike along the centerline of the heretofore mentioned easement S 48° 27' 50" E a distance of 659.61 feet to a point;

Thence, continuing with said easement S 46° 31' 05" E a distance of 529.75 feet to a point in the northwesterly line of the James R. McKinney property as of record in Book 4952, Page 840 R.O.D.C., Tennessee;

Thence with the said McKinney property line in a southerly direction S 71° 24' 49" W a distance of 431.09 feet to an existing iron pin;

Thence, S 71° 06' 18" W 200.08 feet to a P.K. nail set in the aforementioned margin of Murfreesboro Pike;

Thence, with the said margin of Murfreesboro Pike N 47° 53' 38" W 215.00 feet to a P.K. nail set; said nail being the southeast corner of the Larry Dillon property as recorded in Book 6252, Page 270 R.O.D.C., Tennessee;

Thence, leaving the said margin of Murfreesboro Pike with the easterly property line of Dillon N 42° 06' .22" E 150.00 feet to a P.K. nail set;

Thence, with the northerly property line of Dillon N 47° 53' 38" W 123.40 feet to an iron pin set;

BC 1

Thence, with the westerly property line of Dillon S 41° 56' 44" W 66 .83 feet to an iron pin set;

Thence S 50° 10' 22" W 84.00 feet to a P.K. nail set in the aforementioned margin of Murfreesboro Pike; said nail being the southwest corner of the said Dillon property;

Thence, leaving the said Dillon property and with the said margin of Murfreesboro Pike N 47° 53' 38" W 348.39 feet to the point of Beginning.

Containing 11.70 Acres more or less.

Being a part of the same property conveyed to J. D. Johnson recorded in Will Book 50, Page 153 R.O.D.C., Tennessee; also being parcel 10 of Property Map 173 for said county.

Also included in this description is one-half (1/2) of a 100.00 foot wide easement granted to the Tennessee Valley Authority recorded in Book 437, Page 24 R.O.D.C., Tennessee; a 40 foot wide temporary construction easement with a 20 foot wide permanent sewer easement overflow field being recorded in Book 6252, Page 271 R.O.D.C., Tennessee.

Being a portion of the same property conveyed to Robert F. Spann, Trustee, by deed from J. D. Johnson of record in Book 7089, page 910, and Book 7089, page 919, Register's Office for Davidson County, Tennessee. Being a portion of the same property conveyed to Frank C. Batson and David H. Parker d/b/a B & P Developments, by deed from Robert F. Spann, Trustee, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee.

RCL

EXHIBIT A cont.

TRACT DESCRIPTION

TRACT A COMMERCIAL PORTION

Being a certain tract of land located in the Second Civil District of Davidson County, Tennessee; and being further described as follows:

Beginning at an existing iron pin situated in the northerly margin of Murfreesboro Pike, said iron pin being N 47° 53' 38" W 205.60 feet from the intersection of the centerline of Lavergne-Couchville Pike and the said margin of Murfreesboro Pike; said iron pin also being the southwest corner of the B & P Development property as of record in Book 7014, Page 279 R.O.D.C., Tennessee;

Thence, with the said margin of Murfreesboro Pike N 47° 53' 38" W 567.70 feet to an existing iron pin said iron pin being the southeast corner of the W. D. Hardwick property as of record in Book 6150, Page 328 R.O.D.C., Tennessee;

Thence, leaving the said margin of Murfreesboro Pike and with the easterly property line of Hardwick and generally with a fence line N 45° 59' 50" E 335.56 feet to an existing iron pin;

Thence, with Hardwick's northerly line N 64° 22' 01" W 147.30 feet to an existing iron pin; said iron pin being a common property corner of the said Hardwick property, the J. R. Calvin property as of record in Book 5066, Page 967 R.O.D.C., Tennessee (northeast corner), and the Salvatore Oliveri, etux property, as of record in Book 5901, Page 339 and Book 6246, Page 749 R.O.D.C., Tennessee;

Thence, leaving the said Hardwick and Calvin properties and with the easterly property line of Oliveri and generally with a fence line, N 58° 17' 08" E 268.37 feet to a point; said point being located where the centerline of the T.V.A. Easement as of record in Book 437, Page 39 crosses said property line;

Thence, leaving said property line along the centerline of said T.V.A. Easement in an easterly direction S 48° 27' 50" E a distance of 608.03 feet to an iron pin in the westerly margin of Lavergne-Couchville Pike;

Thence, with the westerly margin of Lavergne-Couchville Pike S 23° 56' 30" W a distance of 206.58 feet to an existing iron pin said iron pin being identified as the northeast corner of the heretofore mentioned B & P Development Property;

Thence, leaving the said margin of Lavergne-Couchville Pike and

with the said property line of B & P Developments N 54° 32' 39" W 79.75 feet to an existing iron pin said iron pin being the northwest corner of the said B & P Developments property;

Thence, with B & P Developments westerly property line S 39° 08' 11" W 351.76 feet to the point of beginning.

Containing 7.63 acres more or less.

Being a part of the same property conveyed to Robert F. Spann, Trustee recorded in Book 6345, Page 4 R.O.D.C., Tennessee also being a part of parcel 9 of Property Map 176 for said county.

Included in the description is one-half (1/2) of a 100.00 foot wide easement granted to the Tennessee Valley Authority recorded in Book 437, Page 39 R.O.D.C., Tennessee and a portion of a 20.00 foot wide easement granted to Nashville Gas Company recorded in Book 5909, Page 915 R.O.D.C., Tennessee.

Being the same property conveyed to Frank C. Batson and David H. Parker d/b/a B & P Developments, by deed from Robert F. Spann, Trustee, of record in Book 6414, page 505, Register's Office for Davidson County, Tennessee.

EXHIBIT "A" cont'd

Tract A-1

LAND in the First Civil District of Davidson County, Tennessee, described according to a survey by William Richard Ingram, dated July 3, 1986, and revised August 11, 1986, and more particularly described as follows:

BEGINNING at a spike located at the intersection of the centerline of Lavergne-Couchville Pike and the northerly margin of Murfreesboro Pike; said spike being the southeast corner of the herein described tract;

Thence, with the said margin of Murfreesboro Pike N 47 deg. 53 min. 18 sec. W - 205.60 feet to an iron pin; said iron pin being a corner of the Robert F. Spann - Trustee property as recorded in Book 6345, page 4, R. O. D. C., TN and the southwest corner of the herein described tract;

Thence, leaving the said margin of Murfreesboro Pike and with Spann's property line, N 39 deg. 08 min. 11 sec. E - 351.76 feet to an iron pin; said iron pin being the northwest corner of the herein described tract;

Thence, S 54 deg. 52 min. 39 sec. E - 105.26 feet to a nail located in the aforementioned center line of Couchville Pike; said nail being the northeast corner of the herein described tract;

Thence, with the said centerline of Lavergne-Couchville Pike S 23 deg. 56 min. 30 sec. W - 382.54 feet to the point of beginning, containing 1.28 acres, more or less.

Being the same property conveyed to Frank C. Batson and David H. Parker d/b/a B & P DEVELOPMENTS, by deed from Walter C. Waggoner, of record in Book 7014, page 279, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

This conveyance is subject to easements and restrictive covenants of record, portions of the property lying within the bounds of any right of way, lease to Murphy Oil Company of record in Book 6252, Page 270, Register's Office of Davidson County, right of way agreements of record, month to month lease with Carl Reyonlds, Jr., six month lease with J. D. Johnson, which expires July 1, 1987.

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

007263.00- CAMT
.2260.44 CSTAX
.50 PRFE
24.00 WDCT
CHECK 2284.94-
00064E4/28/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19729

IDENTIFICATION REFERENCE

APR 29 2 39 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 74799