mail

This instrument prepared by Robert L. Holloway, Jr., Attorney, Columbia, Tennessee.

GENERAL WARRANTY DEED BOOK 7378 PAGE 379

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, MAURICE W. PINSON, TRUSTEE, hereinafter called GRANTOR, have this day bargained and sold and do by these presents, sell, transfer and convey unto KWIK SAK, INC., a Tennessee Corporation, its heirs and assigns, hereinafter called GRANTEE the following described tract or parcel of land lying and being in the 4th Civil District of Davidson County, Tennessee, and more particularly described as follows, to-wit:

SITUTATED in the Fourth (4th) Civil District of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point on the southerly right-of-way line of Lebanon Road, U.S. 70-North, at the common front corner of the herein described tract and a tract of land owned by J.P. Binkley and J.E. Vrad, said point being 1181.19 feet, more or less, east of Tulip Grove Road; thence with the west line of Binkley and Vrad South 3 degrees 29 minutes 38 seconds West a distance of 240.00 feet to a point; thence South 72 degrees 58 minutes 24 seconds West a distance of 141.46 feet to a point on the Easterly margin of a proposed 50-foot road; thence with the same North 19 degrees 20 minutes 20 seconds West a distance of 176.93 feet to a point; thence Northerly and Easterly with a 25-foot radius curve to the right a distance of 38.75 feet to a point on the southerly margin of Lebanon Road; thence Easterly with a 2397.7 foot radius curve to the left a distance of 210.50 feet to the point of beginning and containing 0.894 of an acre as per survey by Ragan-Smith and Associates dated September 26, 1979.

BEING a portion of the property conveyed to Maurice W. Pinson by instrument dated July 2, 1973 of record in Book 4724 at Page 730 in the Davidson County, Tennessee Register of Deeds office.

(Tax Parcel # 65-13-110)

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments, thereunto belonging and pertaining, unto KWIK SAK, INC., its heirs and assigns, in fee simple forever.

IDENTIFI REFERENCE

74019

OCT 14 9 46 AM '87

DAVIDSON COUNTY, TN

I, MAURICE W. PINSON, TRUSTEE, do covenant with KWIK SAK, INC. that I am lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to sell and convey the same, and that it is unencumbered. I do further covenant and bind myself, my heirs and personal representatives, to forever warrant and defend the title to said above described property unto the said KWIK SAK, INC., its heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hands on this the 13th day of September, 1987 BOOK 7378 PAGE 380

Maurice W Pinson Trustee
MAURICE W. PINSON, TRUSTEE

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Maurice W Pinson, Trustee of said county, MAURICE W. PINSON, TRUSTEE, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 15th day of September, 1987.

Anna E Kirkpatrick
NOTARY PUBLIC

My Commission Expires:

May 13, 1989

STATE OF TENNESSEE: MAURY COUNTY

I, or we, hereby swear or affirm that the actual Consideration for this transfer or the value of the property transferred, whichever is greater, is $ 145,000.00

Affiant

Subscribed and sworn before me this 15th day of Sept 1987

Linda M. McConnell-Kennedy
NOTARY PUBLIC

My Commission Expires: July 22, 1991

The name and address of property owner:

Kwik Sak, Inc
P.O. Box 1147
Columbia, Tennessee 38402

The name and address of mortgagee:

Commerce Union Bank
200 West 7th Street
Columbia, Tennessee 38401

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7378 PAGE 381

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS	
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY	
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT	
TD - TRUST DEED		PRFEE - PROBATE FEE	

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
			145000.00-	CONT.
			406.00	CSTAX
			.50	PRFEE
			6.00	WDEED
			CHECK	412.50-
2692A	10/14/87		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.4.0.1.9.

IDENTIFICATION REFERENCE

OCT 14 9 46 AM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 26139