File 18

KAGWP4 07/14/88 plc

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

BOOK 7600 PAGE 749

GENERAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)	
MeritBanc Development Corporation: 3625 Southwest Freeway Houston, Texas 77027	SAME	MAP 85-13 PARCEL 56 7503 07/15 0101 03CHECK	356.00

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, Ewing King (an unmarried man), ("Grantor") has bargained and sold, and by these presents does transfer and convey unto MeritBanc Development Corporation, a Texas corporation (f/k/a 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 part of Lot no. 8 on the Map of the Jere Bowen Lands, of record in Book 2, page 134, of the Chancery Court at Nashville and being partly shown on a Map entitled "Line Survey" of certain property in the 3rd District of said County, of record in Book 1130, page 70, Register's Office for said County, and described according to a copy of a survey made by J.R. Wauford & Co., Surveyors, Lebanon, Tennessee, November 1, 1952, as follows:

Beginning at a point on the northerly margin of Benson Avenue 416 feet more or less from the center of the Lebanon Pike, measured along the margin of said Benson Avenue, said point in the center of the Lebanon Pike being about 0.3 mile by automobible along the Lebanon Pike, northwesterly from the Bank at Donelson, Tennessee; thence from the beginning point described above North 17 deg. 50' East 274.1 feet to a fence post; thence North 36 deg. 55' East 68.7 feet to a cedar tree; thence North 39 deg. 45' East 221.6 feet to a point at an oak tree; thence North 50 deg. East 95 feet more or less to a point on the low water line of Stones River; thence South 57 deg, 30' East 25 feet along Stones River to a stake, Northeast corner of J.W. Jordan's Tract No. 2; thence South 23 deg. 30' West, 232.7 feet more or less to a Red Bud Tree; thence South 2 deg. 30' West 300.0 feet to a post in the North margin of Benson Avenue; thence with the North margin of same South 86 deg. 10' West 98.2 feet to a post; thence South 77 deg. 10' West along the cord of a curve 62.9 feet to a fence post, thence South 55 deg. 10' West 73.7 feet to the point of beginning, containing 1.24 acres, more or less.

Included but specifically excluding that portion of the above described property conveyed by James C. McClendon and wife, to Donelson Shopping Center Corporation, of record in Book 3282, page 267, Register's Office for Davidson County, Tennessee, described as follows:

A tract of land in the 3rd Civil District of Davidson County, Tennessee, beginning at an oak tree, in the northwesterly line of C.A. McClendon's, 95 feet, more or less, from Stones River Water Edge; thence South 6 deg. 25' west 75.28 feet to a point 10 feet east of a manhole; thence with a line parallel to and 5 feet southerly from a sewer line; South 61 deg. 25' West 112 feet to a point in McClendon's northwesterly line; thence with said line North 39 deg. 45' East 167 feet to an oak tree, the point of beginning.

Being the same property conveyed to Ewing King and wife, Margaret K. King, by deed from James C. McClendon and wife, Jeanne Z. McClendon, of record in Book 3460, page 27, said Register's Office. The said Ewing King and Margaret K. King having since divorced, and Decree of record in Minute Book 109-A, page 758, Circuit Court No. 0081753, Circuit Court Clerk's Office for said County, having awarded subject property to Ewing King.

This is improved property known as: 112 Benson Road, Nashville, Tennessee.

Said property is conveyed subject to the following matters:

1. 1988 taxes, a lien not yet due and payable.

2. Flowage easement of record in Book 2275, page 339, said Register's Office.

3. Right-of-way for a 30 foot roadway of record in Book 855, page 343, said Register's Office.

4. Easement granted to Gordon Morrow of record in Book 5116, page 638, said Register's Office.

5. Easements for sanitary sewers and/or storm drainage of record in Book 4774, page 909, Book 5558, page 1, Book 5582, page 820, said Register's Office.

6. Easement for the use of private drive of record in Book 6503, page 650, said Register's office.

7. Easement for the flow of Stones River and any drains or drainage ditches across said property.

8. Applicable building and zoning laws.

9. Such state of facts as an accurate survey would disclose.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantees, 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 my hand this 15 day of July, 1988.

Ewing King

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before, the undersigned, a Notary Public in and for the State and County aforesaid, Ewing King, 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 15th day of July, 1988.

Notary Public

My Commission Expires:

3-11-91

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $105,000.00.

Affiant

Sworn to and subscribed before me this 15th day of July, 1988.

Notary Public

My Commission Expires:

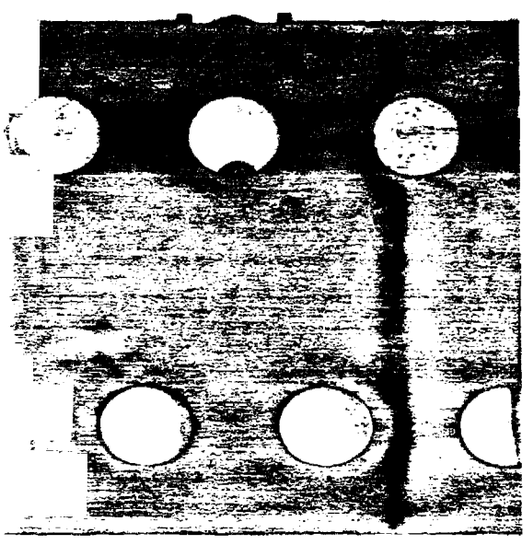
May 13, 1989

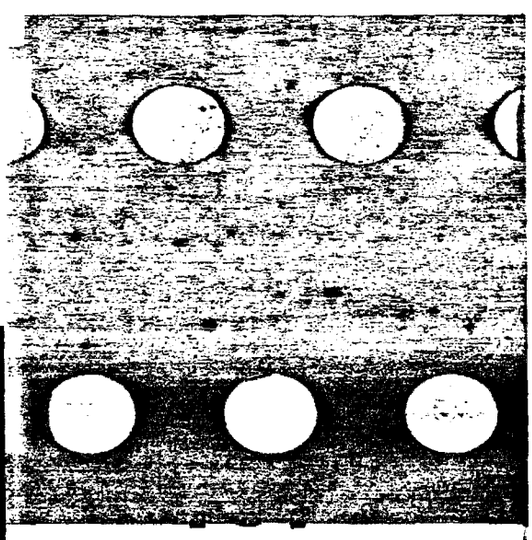
4907.

IDENTIFICATION REFERENCE

Jul 15 3 05 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7600 PAGE 752

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
			CAMT	105000.00
			CON TX	346.50
			PRFEE	0.50
			WDEED	9.00
			TOTAL	356.00
			CHECK	356.00
07/15/88		01	15:08 0001	7503

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

49707

IDENTIFI REFERENCE

JUL 15 3 05 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 113325