Bk 29 MAP 34-6 PAR 2 & 39

Compliments of

Security Title Company, Inc.

5865 RIDGEWAY PARKWAY • SUITE 104 • PHONE 761-2030

MEMPHIS, TENNESSEE 38119

WARRANTY DEED

THIS INDENTURE, made and entered into this 8th day of June, 1988,

by and between RONALD UNDERBERG, party

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of the first part, and RIVERGATE STATION, INC., party

, of the second part

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in 2nd Civil District

County of ~~Shelby~~ State of Tennessee

to wit: Davidson

Beginning at an iron pin in the southeast margin of Gallatin Pike (U. S. Hwy. 31E), the northwest corner of Armstrong Tire and Rubber Co. property; thence, with the southeast margin of Gallatin Pike (U.S. Hwy. 31E) North 36 degrees 12 minutes 49 seconds east 249.85 feet to a concrete monument; thence, leaving said margin south 56 degrees 07 minutes 31 seconds to a railroad spike; thence, south 40 degrees 23 minutes east 50.75 feet to a railroad spike; thence, south 26 degrees 02 minutes 00 seconds east 260.94 feet to an iron pin in the northwest property line of Armstrong Tire and Rubber Co.; thence, with the same south 61 degrees 00 minutes 00 seconds west 120.53 feet to an iron pin; thence, with the northeast line of the Armstrong Tire and Rubber Co. north 55 degrees 51 minutes 40 seconds west 402.76 feet to the point of beginning, containing 2.12 acres, more or less.

Being the same property conveyed to grantor herein by Warranty Deed of record in Book 7551, Page 526, in the Register's Office of Davidson County, Tennessee, by the trustees of and for Rivergate Church of Christ.

Pauline C. Underberg, wife of grantor herein, joins in the execution of this instrument for the purpose of coneying any marital rights which she might have in and to said property by virtue of her marriage to the said Ronald Underberg, but not for the purpose of joining in any warranties of said conveyance.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part its/~~xxxxx~~ successors and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, except for 1988 Metropolitan real estate taxes which are not yet due or payable and easements of record in the Register's Office of Davidson County, Tennessee, if any.

and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

THE CONSIDERATION for this conveyance is as follows: TEN ($10.00) DOLLARS, cash in hand paid, and other good and valuable valuable considerations, the receipt and sufficiency of which is hereby acknowledged.

WITNESS the signature of the said party of the first part the day and year first above written.

Ronald Underberg

RONALD UNDERBERG

Pauline C. Underberg

PAULINE C. UNDERBERG

STATE OF TENNESSEE, COUNTY OF SHELBY

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Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared

Ronald Underberg and wife, Pauline C. Underberg

to me known to be the person s described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal at office this 15 day of June 1988

My commission expires October 31, 1989

Marvin Posner
Notary Public

57692

AUG 11 4 06 PM '88

(FOR RECORDING DATA ONLY)

Property address 1741 Gallatin Road North
Madison, Tennessee

Mail tax bills to: (Person or Agency responsible for payment of taxes)
Rivergate Station, Inc.
4802 Old Hickory Blvd.
Hermitage, Tenn. 37076

This instrument prepared by:
MARVIN POSNER, ATTORNEY
860 Ridge Lake Blvd., #305
Memphis, Tennessee 38119

State Tax $
Register's fee .50
Recording fee 6.00
Total
T.G. #
Return to:

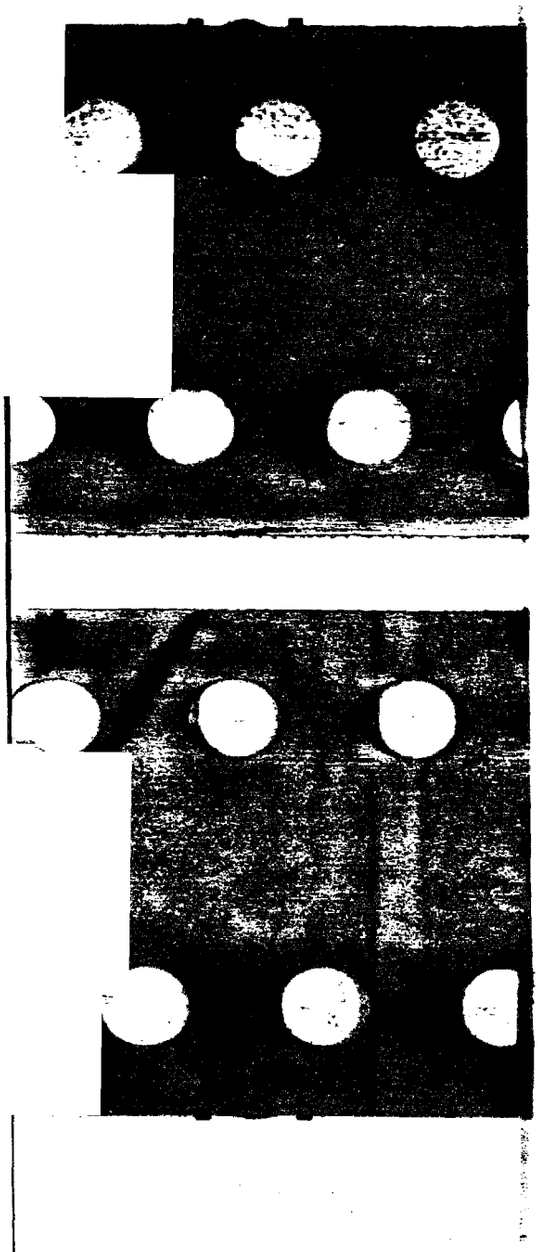
I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $1,400,000, which amount is equal to to greater than the amount which the property transferred would command at a ~~fair~~ and voluntary sale.

Affiant

Subscribed and sworn to before me this
day of June, 19 88

Bonnie J. Lee
Notary Public
My Comm. Exp.: 7/12/1989

BONNIE J. LEE NOTARY PUBLIC AT LARGE STATE OF ILL.



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 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
				DEED 1400000.00
				DEED TAX 620.00
				RECORD 0.50
				[illegible] 5.00
				TOTAL 625.50
				CHECK 625.50
08/11/88			16:07 0001	6210

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57992

RECEIVED FOR RECORDING
AUG 11 4 06 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 122773