File box #52

A:53202GRM.38B
TN Deed

BOOK 7898 PAGE 350

SPECIAL WARRANTY DEED

Made July 25, 1989

By

S AND A LEASING CORP.

as Grantor

to

S & A PROPERTIES CORP.

as Grantee,

Unit No. 4313

Address New Owner:	Send Tax Bills To:	Map-Parcel Number
12404 Park Central Drive Dallas, TX 75251	12404 Park Central Drive Dallas, TX 75251 Attention: Legal Department	Tax Map 34-2 Parcel 83

This Instrument Prepared By:

Linda L. Walters, Esquire
Dechert Price & Rhoads
3400 Centre Square West
1500 Market Street
Philadelphia, PA 19102

Please record and return to same

5257 6.

IDENTIFICATION REFERENCE

JUL 27 10 34 AM '89

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TN

7307 07/27 0101 03CHECK 3943.00

SPECIAL WARRANTY DEED

Made July 25, 1989 by S AND A LEASING CORP., a Delaware corporation, having an office at 12404 Park Central Drive, Dallas, Texas 75251 ("Grantor"), to S & A PROPERTIES CORP., a Delaware corporation ("Grantee").

TO WITNESS:

IN CONSIDERATION of the sum of One Million One Hundred Ninety Thousand Dollars ($1,190,000) and other good and valuable consideration paid, or to be paid Grantor hereby grants and conveys with special warranty covenants unto Grantee, its successors and assigns, fee simple title to the premises (the "Property") consisting of (i) the parcel of land described on Exhibit "A" attached hereto (the "Land"), (ii) all buildings, structures and other improvements constructed upon the Land (collectively, the "Improvements"), (iii) all easements, rights and appurtenances relating to the Land and the Improvements, and (iv) all equipment, machinery, fixtures, and other items of real property, including all components thereof, now or hereafter located in, on and used in connection with, the Improvements or necessary to the operation or maintenance thereof, which are now or hereafter owned by Grantor, including, without limitation, all furnaces, boilers, heaters, electrical equipment, heating, plumbing, ventilating, refrigerating, water disposal, air-cooling and air-conditioning apparatus, sprinkler systems and fire and theft protection equipment and which constitute real estate under the laws of the state where the Land is located, together with all replacements, modifications, alterations and additions thereto.

TO HAVE AND TO HOLD the Property together with all appurtenances and hereditaments thereunto belong or in any way appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself and its successors to warrant specially and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this Deed to be duly executed and delivered to the Grantee on the date first above written.

S AND A LEASING CORP.

By _____
Name: Marci M. McLean
Title: Senior Vice President

State of New York)
) ss.
County of New York)

Personally appeared before me, a Notary Public, Marci M. McLean, with whom I am personally acquainted, and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the Vice President of S and A Leasing Corp. a Delaware corporation, and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 25 day of July, 1989.

_____
Notary Public

[seal]

HOWARD S. SCHRADER
Notary Public, State of New York
No. 24-4862716
Qualified in Kings County
Commission Expires May 27, 1990

My Commission Expires:
5/27/90

State of New York)
)
County of New York)

The actual consideration or value (whichever is greater) for this transfer is $1,190,000.00 .

Affiant (agent or representative of the Grantee herein)

Subscribed and sworn to before me, this 25 day of July, 1981.

Notary Public [seal]

HOWARD S. SCHRADER
Notary Public, State of New York
No. 24-4862716
Qualified in Kings County
Commission Expires May 27, 1990

My Commission Expires:
5/27/90

Unit #4313/S

Exhibit "A"

LEGAL DESCRIPTION OF REAL ESTATE
LOCATED IN DAVIDSON COUNTY, TENNESSEE

Being a parcel of land lying in Davidson County, Tennessee, and being Lot No. 1 of the Allstate Realty Subdivision, as of Record in Plat Book 4660, Page 105, Register's Office of Davidson County, Tennessee, and bounded on the West and North by Hugh C. Howser Jr.; on the East by Two Mile Pike; on the South by Glancy Street; and being more particularly described as follows:

Beginning at an iron pin on the westerly right-of-way margin of Two Mile Pike, said point being 145.0 feet northerly of the intersection of Glancy Street And Two Mile Pike;

Thence, with the West right-of-way line of Two Mile Pike the following bearings and distances; Thence, South 22 deg 58 min 24 sec West 122.00 feet to an iron pin at the west right-of-way return at the intersection of the west right-of-way line of Two Mile Pike and the North right-of-way line of Glancy Street;

Thence, with North right-of-way of Glancy Street the following bearings and distances;
Thence, on a curve to the right, the Radius of which is 25.00 feet, the central angle of which is 85 deg 13 min 34 sec, the chord of which is South 19 deg 38 min 23 sec West, 33.85 feet, along the curve distance of 37.19 feet to an iron pin;
Thence, South 62 deg 15 min 10 sec West 288.00 feet to an iron pin corner common with Hugh C. Howser Jr.;

Thence with Hugh C. Howser Jr. the following bearings and distances;
Thence, North 27 deg 44 min 50 sec West 171.47 feet to an iron pin corner; Thence, North 67 deg 01 min 36 sec East 324.18 feet to the point of beginning.

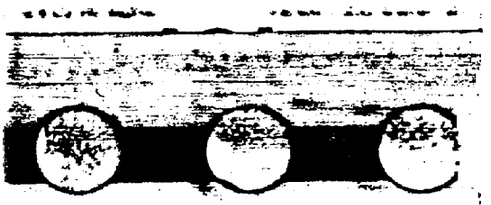
Containing 50,059 Square Feet, (1.15 Acres, More or Less).

UNDER AND SUBJECT TO all agreements, covenants, liens, reservations, exceptions, restrictions and other encumbrances of record.

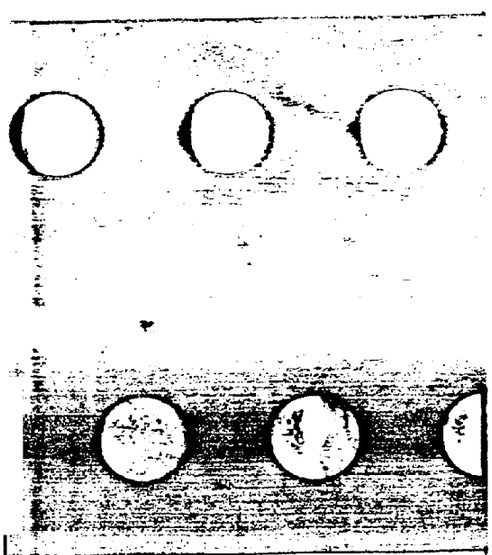
Being the same property conveyed to Second Sara Corporation, A Delaware Corporation by deed dated June 1, 1973 from S and A Leasing Corp. and the same property conveyed to Grantor by Certificate of ownership and merger dated July 17, 1989 of record in Book 7898, page 336, Register's Office Davidson County, Tennessee

This Property is improved property known as:

909 Two Mile Pike, Goodsletville, TN







OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7898 PAGE 355

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 1190000.00
CON TX 3927.00
PRFEE 1.00
MIEED 15.00
TOTAL 3943.00
CHECK 3943.00

07/27/89 01 10:35 0001 9307

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

5.2576

IDENTIFI REFERENCE

Jul 27 10 34 AM '89

FELIX Z. WILSON JT REGISTER
DAVIDSON COUNTY, TN

No. 232928