44

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B335022.00

Property Address
944 Richards Road, Nashville, Tennessee

(x) Improved Property
( ) Unimproved Property

Address of New Owner(s):
James W. Perkins, Jr.
610 Magazine Street
Nashville, TN 37203

Send Tax Bills to:
same

Map Parcel No.:
D-4-W-1-M-41-N-Gr-B-P-5-1

Map 148-00-0-086.01
2DU 15019

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Romnuf Corporation, hereinafter referred to as Grantor, whether one or more, does hereby sell, assign, transfer and convey unto James W. Perkins, Jr., hereinafter referred to as Grantee, whether one or more, the following described real estate, to wit:

Land in the Second Civil District of Davidson County, Tennessee, described according to a survey prepared by Southern Land Survey Company, dated July 13, 1973, as follows:

Being Lot No. One (1) on the Plan of Elmer L. Marshall Subdivision, as of record in Book 4675, page 13, Register's Office for Davidson County, Tennessee, said Lot being more particularly described as follows:

Beginning at a concrete monument in the south margin of Richards Road at a point which is 275.5 feet, more or less, South 83 deg. 44 min. 48 sec. East of the East margin of Antioch Pike, and proceeding thence with the south margin of Richards Road, South 83 deg. 44 min. 48 sec. East 125 feet to an iron pin; thence leaving Richards Road and proceeding South 4 deg. 37 min. 46 sec. East 177.29 feet to an iron pin; thence South 87 deg. 16 min. 39 sec. West 125 feet (crossing an iron pin at 32 feet) to a concrete monument; thence North 4 deg. 1 min. 12 sec. West 195.79 feet to the point of beginning, together with a perpetual non-exclusive easement for ingress and egress across the northwest corner of Lot 2 of the recorded Plan of Elmer L. Marshall Subdivision, aforesaid, upon the area designated thereon as "easement area".

Being the same property conveyed to Romnuf Corporation, a Delaware corporation by deed by City Ice Delivery Company, a Georgia corporation, of record in Book 4771, page 876, Register's Office for Davidson County, Tennessee.

SUBJECT TO governmental zoning, subdivision ordinances and

regulations in effect thereon and all easements and restrictions of record. By acceptance of this deed, the grantees assume all responsibility for environmental liabilities or conditions, if any, that may now or in the future affect the property being conveyed hereby and indemnify grantor against any claims which may arise therefrom.

TO HAVE AND TO HOLD the said real estate unto James W. Perkins, Jr., Grantee his heirs, successors and assigns, forever in fee simple. Grantor covenants and represents that Grantor is lawfully seized and possessed of said real estate, that Grantor has full power and lawful authority to sell and convey the same, that title to said property is free, clear and unencumbered, except as hereinabove set forth.

IN WITNESS WHEREOF, Grantor has executed this deed on the 11 day of December, 1990.

Romnuf Corporation

By: _____
Irwin Reicher,
President

Prepared by: Irwin Reicher, Esq.
888 Seventh Avenue
New York, NY 10106

STATE OF NEW YORK: COUNTY OF NEW YORK: ss.:

On this 11th day of December, 1990 before me personally appeared Irwin Reicher with whom I am personally acquainted and who upon oath acknowledged himself to be the President of Romnuf Corporation, the within named bargainor, a Delaware corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as President.

Scott C. Konner
Notary Public

My Commission Expires:

SCOTT C. KONNER
Notary Public, State of New York
No. 31-4923789
Qualified in New York County
Commission Expires 2/16/92

9821 12/17 0101 03CHECK 472.00

STATE OF NEW YORK: COUNTY OF NEW YORK:ss.:

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater is $140,000.00.

Subscribed and sworn to before me
this 11th day of December, 1990

Affiant

Scott C. Konner
Notary Public

My Commission Expires:

SCOTT C. KONNER
Notary Public, State of N
No. 31-492378
Qualified in New Yor
Commission Expires

SCOTT C. KONNER
Notary Public, State of New York
No. 31-4923789
Qualified in New York County
Commission Expires 2/16/92

IDENTIF. REFERENCE

79976

DEC 17 1 55 AM '90

DAVIDSON COUNTY TN.

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

CAMT 140000.00
CON TX 462.00
PRFEE 1.00
WDEED 9.00
TOTAL 472.00
CHECK 472.00

12/17/90 01 10:55 0001 9821

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

79976

IDENTIF. REFERENCE

DEC 17 10 56 AM '90

FELIX Z. WILSON II
DAVIDSON COUNTY TN.

No. 382237