0515925 Box 5586

IDENTIF. & REFERENCE

This Instrument Prepared By
HIX GRAY & NAVE, PLLC
1620 First American Center
315 Deaderick Street
Nashville, Tennessee 37238
(615) 254-4444

98 NOV 23 PM 2:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

BOOK 11217 PAGE 127

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
Hook-Superx, Inc. 1200 Gallatin Pike, S. Madison, TN 37115	Hook-Superx, Inc. One CVS Drive Woonsocket, RI 02895 C/o CVS Corp. Tax Dept. Attn: Marilyn Carlson	Map 51-8 Parcel 32 and p/o Parcel 219

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, We, **James H. Benson and wife, Judy L. Benson** (hereinafter collectively "Grantor"), have bargained and sold and do hereby transfer and convey unto **Hook-Superx, Inc., a Delaware corporation** ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and described as follows (the "Property"):

> Being Lot No. 1 of the Resubdivision of Lots 1 and 2 of the Resubdivision of Lots 3 & 4 and Parts of Lot 2 & 5 of Charles U. Coggins and Sons First Addition to Montague recorded in Book 8250, page 991, Register's Office for Davidson County, Tennessee.
>
> Being a portion of the same property conveyed to James H. Benson and wife, Judy L. Benson, by deed of record in Book 9904, page 66, Register's Office for Davidson County, Tennessee.
>
> This property is known as 1200 Gallatin Pike, South, Madison, Tennessee 37115.

The preparer of this deed makes no representation as to the status of the title of the property described herein.

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

AND Grantor does hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for matters shown on the Plan of

record in Book 8250, page 991, sidewalk exit easement in Book 9904, page 95, perpetual mutual non-exclusive ingress and egress easement in Book 9904, page 93, sanitary sewers and/or storm drainage easement in Book 3508, page 118, and as vacated and superseded in Book 4073, page 580, easement granted to Electric Power Board of Metropolitan Government of Nashville and Davidson County in Book 4166, page 239, Register's Office for Davidson County, Tennessee.

AND Grantor does further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 20th day of November, 1998.

James H. Benson
JAMES H. BENSON

Judy L. Benson
JUDY L. BENSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $770,000.00.

Dana B. Smith
AFFIANT

Subscribed and sworn to before me, this 20th day of November, 1998.

Shelley D. Wilson
NOTARY PUBLIC

My Commission Expires:

1-27-99

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of this county, James H. Benson and wife, Judy L. Benson, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of November, 1998.

NOTARY PUBLIC

My Commission Expires:

November 25, 2000

0626 11/23 0101 03CHECK 2864.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

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RECEIVED OF _____

FOR _____

CO - CONVEYANCE CC - CERTIFIED COPY MISC - MISCELLANEOUS

MO - MORTGAGE REL - RELEASE CO TX - STATE TAX CONVEY

WD - WARRANTY DEED UCC - UNIFORM COMMERCIAL CODE MO TX - STATE TAX MORT

TD TRUST DEED PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 770000.00

CON TX 2849.00

PRFEE 1.00

WDEED 12.00

CFEE 2.00

TOTAL 2864.00

CHECK 2864.00

11/23/98 01 14:20 0001 0626

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05115925

IDENTIF. ↑ REFERENCE

98 NOV 23 PM 2:21

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 137567