This instrument prepared by:
Williams & Shields, Attorneys
310 Gallatin Road South
Madison, Tennessee 37115

WARRANTY DEED

BOOK 4569 PAGE 374

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Vickers Petroleum Corporation (NAME)	Same as new owner (NAME)	Map. 96-2
P. O. Box 2240 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. 15-16
Wichita, Kansas 67201 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of: Seventy-eight Thousand and no/100----------

($78,000.00) *DOLLARS*

cash in hand paid, the receipt of which is hereby acknowledged,

JAN 17 CONV 78,000.00
JAN 17 S'TAX A* 202.80
JAN 17 PR'FEE A* .50
JAN 17 W'DEED A* 8.00 * 211.30

I, WILBUR SENSING, JR. have bargained and sold, and by these presents do transfer and convey unto the said VICKERS PETROLEUM CORPORATION, its successors *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 3rd Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point on the southerly margin of Lebanon Pike at the northeast corner of a tract of land conveyed to Lebanon Road Land Co. by deed of record in Book 3573, page 455, in the Register's Office for said County; thence with the southerly margin of said Pike north 57° 26' east 150 feet to an iron pin; thence south 17° 45' east 259.4 feet to an iron pin; thence south 3° 10' west 17.87 feet to an iron pin; thence south 84° 30' West 56 feet to an iron pin in the east line of another tract of land conveyed to said Lebanon Road Land Company by deed of record in Book 3619, page 609, said Register's Office; thence with the east line of same north 2° east 43.7 feet to an iron pin; thence with the north line of same north 89° west 93.5 feet to an iron pin; thence north 21° 30' west along the east line of the tract of land conveyed to Lebanon Road Land Company as recorded in Book 3573, page 455, a distance of 155 feet to the beginning.

Together with a reciprocal easement for ingress and egress over a tract described as follows:

Beginning at the northeast corner of the property herein conveyed, said point being the center of the easement, fronting 52 feet along the southerly margin of Lebanon Pike, said easement shall extend 26 feet east and west from the northeast corner of the herein conveyed property and thence extend southerly in a diagonal line intersecting the established property line separating the properties of Vickers Oil Company and Wilbur Sensing at a point 50 feet south from the south margin of Lebanon Pike.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 78,000.00

Affiant

Subscribed and sworn to before me, this the 29th day of December, 19 71

Notary Public

My commission expires: 1/22/74 (Affix Seal)

DAVIDSON COUNTY

Neither grantor nor grantee nor their respective heirs, successors and assigns shall permit any vehicle to be parked in said easement area, nor permit any obstruction to traffic or to visibility in said easement area.

Being the same property conveyed to Wilbur Sensing, Jr. by deed from W. A. Roberts and wife, Marie Roberts, of record in Book 3342, page 304; and being part of the same property conveyed to Wilbur Sensing, Jr. by deed from Mrs. Jasye Jones of record in Book 2999, page 55, Register's Office for Davidson County, Tennessee.

The reference to the aforementioned deed(s) to Grantor is intended to indicate the source of Grantor's title, and shall not be deemed or construed to change the quantity of the land, or the interest therein, that is being conveyed under this deed.

Grantor covenants with the said Vickers Petroleum Corporation, its successors and assigns, that all property within 100 feet of the property being conveyed that is now owned directly or indirectly or subsequently acquired by Grantor as owner, lessee or otherwise, shall not for a period of fifteen years from the date of this conveyance be used for a gasoline filling station or used in any manner for the sale of gasoline, petroleum products, or motor fuel, said covenant to be construed as a covenant running with the land and binding Grantor and his lawful successors thereto.

unimproved ( )
This is improved (X) property, known as 2837-39 (House Number) Lebanon Pike (Street) P. O. Address: Nashville (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Vickers Petroleum Corporation, its successors ~~heirs~~ *and assigns, forever.*

And I *do covenant with the said* Vickers Petroleum Corporation *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, Wilbur Sensing, Jr., *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Vickers Petroleum Corporation, its successors, ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 29th *day of* December, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Wilbur Sensing

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Tom Shields, a Notary Public in and for said County and State, the within named Wilbur Sensing, Jr.

the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 29th day of December, 19 71.

Tom Shields, Notary Public.

Commission Expires January 30, 1974

STATE OF
COUNTY OF

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

the bargainor....., with whom I am personally acquainted, and who acknowledged that.....

executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this.....

day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in.....,

this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

WILBUR SENSING, JR.

TO

VICKERS PETROLEUM CORPORATION

B 4 5 1 2 6

IDENTIF. REFERENCE

JAN 17 11 20 AM '72

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE