NEW OWNER AND ADDRESS:
William A. Johnson, et ux
715 Lambert Drive
Nashville, TN 37214

TAX BILLS:
same

MAP & PARCEL
1W-25
Map 82-13-319

Instrument Prepared By:
WALLACE M. MOODY
814 Lion Oil Building
El Dorado, Ark. 71730

(1)

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: BOOK 5014 PAGE 321

That Lion Oil Company, a Delaware corporation with operating offices at El Dorado, Arkansas, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration, in hand paid by Mildred Anne Johnson and William A. Johnson, the receipt and adequacy of which is hereby acknowledged, does hereby grant, sell and convey unto the said Mildred Anne Johnson and William A. Johnson, and unto their heirs and assigns forever, the following described land lying in the County of Davidson, State of Tennessee, to wit:

> Tract No. 10. Being part of Lot No. 1 on the Plan of D. T. McGavock's Addition, as of record in Book 10, page 606, Register's Office of Davidson County, Tennessee, described as follows:
>
> Beginning at the northwest corner of Jefferson Street and Third Avenue North; running thence north 100 feet along the west margin of Third Avenue North; running thence west 75 feet to a point; thence south and parallel with Third Avenue North 100 feet to a point on the north margin of Jefferson Street; thence along the north margin of Jefferson Street eastwardly 75 feet to the point of beginning.
>
> Being the same property conveyed to Lion Oil Refining Company, by name changed to Lion Oil Company, merged into Monsanto Chemical Company, by name changed to Monsanto Company by deed from Apex Oil Corporation, dated April 22, 1940, of record in Book 1117, page 444, said Register's Office.
>
> Also being the same property conveyed to Tosco-Lion, Inc. (name changed to Lion Oil Company) by Special Warranty Deed dated September 29, 1972, from Monsanto Company, of record in Book 4688, Page 429, of the records of the Register's Office for Davidson County, Tennessee,

together with all improvements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto the said Mildred Anne Johnson and William A. Johnson, and unto their heirs and assigns forever.

CO 24,000.00	MO
WD 4.00	MS
TD	ST 6.20
CC	ST
MR	PF .50
UCC	TOTAL 66.70

Lion Oil Company does hereby warrant the title to said land, improvements and appurtenances against the lawful claim of any third party claiming by, through or under Lion Oil Company but not otherwise.

IN WITNESS WHEREOF, this instrument is executed on this the 17th day of February, 1976.

ATTEST:

Wallace Mosely
Assistant Secretary

LION OIL COMPANY

By P. P. Hudson
Vice President

APPROVED
WMM

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)
COUNTY OF UNION)

Before me, Notary Public of the state and county aforesaid, personally appeared P. P. Hudson and W. Wallace Mosely, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Vice President and Assistant Secretary of Lion Oil Company, a corporation, and that they as such Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name and affixing the seal of the corporation by themselves as Vice President and Assistant Secretary, respectively.

IN WITNESS WHEREOF, I have hereunto set my hand and official notarial seal, this 17th day of February, 1976.

Carolyn Thomas
Notary Public

My commission expires:
4-1-76

STATE OF TENNESSEE
COUNTY OF DAVIDSON

FILED FOR REFERENCE
Apr 12 9 30 AM '76
REGISTER DAVIDSON COUNTY, TENN.

D44165

The actual consideration for this transfer or value of property (whichever is greater) is $ 24,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Notary Public

Sworn to and subscribed before me this 7th day of April, 1976.

My commission expires _____ Notary Public _____