2/9/77

THIS INSTRUMENT WAS PREPARED BY:
Frank M. Farris, Jr.
Farris, Evans & Warfield
18th Floor Third National Bank Bldg.
Nashville, Tennessee 37219

BOOK 5131 PAGE 385

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Robert J. Lenard and wife, Linda S. Lenard	SAME	MAP 133-10
3168 Roxburg East	(NAME)	PAR 33
Lexington, Kentucky 40503	(STREET ADDRESS)	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 75,000.00

Affiant W. F. Davidson

Subscribed and sworn to before me, this the 5th day of January, 1977

My commission expires January 21 1979 (Affix Seal)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THE UNDERSIGNED SCOT OIL COMPANY, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO ROBERT J. LENARD AND WIFE, LINDA S. LENARD, PRESENTLY RESIDING IN LEXINGTON, KENTUCKY, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Beginning at a point in the westerly margin of Nolensville Road as widened, said point further described as being the southeast corner of Lot 16 on the Plan of Allied Industrial Park, Section Six, as of record in Book 4060, page 69, Register's Office for Davidson County, Tennessee; thence along said westerly margin south 25° 11' east a distance of 20.58 feet to the beginning of a spiral curve to the left, said curve having a radius of 2316 feet; thence around said spiral curve a distance of 104.42 feet to a point, the chord of said curve being south 25° 24' 30" east 104.42 feet; thence leaving the westerly margin of Nolensville Road and following the southerly line of the herein described tract south 64° 49' west 225.41 feet to a point; thence north 25° 11' west 124.99 feet to a point, said point being the southwest corner of the aforementioned Lot 16 of Allied Industrial Park, Section Six; thence following the southerly line of said Lot 16 and the northerly line of the herein described tract north 64° 49' east 225.00 feet to the point of beginning, containing 28,144 square feet or 0.646 acres, more or less.

Being the same property as that conveyed to Scot Car Wash, Inc. by deed from McNally Associates, a partnership composed of Harry Curlin, Peter B. Curlin, Michael McNally and R. L. Eatherly, as of record in Book 4254, Pages 91-94, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Scot Oil Company by Scot Car Wash, Inc., pursuant to Quit Claim Deed dated the 26th day of January, 1976, of record in Book 4992, Pages 797-798, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3745 Nolensville Road, Nashville, Tennessee.

The aforesaid property is conveyed subject to the following encumbrances:

1. Certain Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage dated July 14, 1964, from one of lessor's antecedants in title, Edgar Turrentine, et ux, to the Metropolitan Government of Nashville and Davidson County, Tennessee, its successors and assigns, said agreement noted of record in Book 109, page 677 and recorded in Book 3799, Pages 684-687 inclusive, in the Register's Office of Davidson County, Tennessee; wherein a permanent easement and/or right-of-way was granted encompassing a strip of land 15' in width by 225' abutting and lying parallel to Nolensville Road as more fully described in the said recorded Agreement.

2. Lease containing option of first refusal to purchase between Scot Car Wash, Inc. and Texaco, Inc. of 1501 Canal Street, New Orleans, Louisiana dated December 12, 1968.

3. Sublease, Texaco, Inc. of 1501 Canal Street, New Orleans, Louisiana to Petro-Wash, Inc. of 1420 Mayson Street, N.E., Atlanta, Georgia, dated December 5, 1968, expiring July 7, 1984.

4. Sublease, Petro-Wash, Inc. to Scot Car Wash, Inc., dated February 27, 1969 and expiring on June 30, 1984.

5. Deed of Trust, Scot Car Wash, Inc. to W. K. Beasley, Trustee, of record in Book 4305, Page 394, Register's Office for Davidson County, Tennessee securing indebtedness due First American National Bank, evidenced by promissory note dated January 28, 1969 in the original amount of $159,375.00 payable in installments over a period of fifteen years. Said indebtedness to First American National Bank is further secured by assignment of lease described under item 2 described above.

Grantees accept said property subject to all the aforesaid encumbrances. Grantees have satisfied themselves concerning the willingness of Texaco, Inc., Petro-Wash, Inc. and First American National Bank to cancel the lease, the option of first refusal and the sublease to Petro-Wash, Inc. above described. Scot Oil Company as successor to Scot Car Wash, Inc. agrees that it will cancel its aforesaid sublease upon being furnished with written documents satisfactory to its legal counsel, showing the consent of Texaco, Inc., Petro-Wash, Inc. and First American National Bank for the cancellation of the lease, the option and sublease referred to in items 2 and 3 above.

TO HAVE AND TO HOLD the said or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and Grantor does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, have a good right to convey and the same is unencumbered unless otherwise herein set out;

APR-5[illegible]	CONV	75,000.00			
APR-5[illegible]	S'TAX		B*	195.00	
APR-5[illegible]	PR'FEE		B*	.50	
APR-5[illegible]	W'DEED	-2-	B*	6.00	* 201.50

and the undersigned covenants and binds itself and its successors to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

The parties further agree that Grantor will pay 1976 taxes due Metropolitan Government of Nashville if any remain unpaid at this time and Grantees assume and agree to pay Metropolitan taxes due for the year 1977.

Grantees accept the real estate herein conveyed subject to the Deed of Trust and leasehold obligations shown.

IN WITNESS WHEREOF the Grantor has caused this instrument to be executed by its duly authorized President and attested by its Secretary, this 5th day of April, 1977.

D97120

IDENTIF. REFERENCE T

APR 5 3 25 PM '77

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

SCOT OIL COMPANY

By: W F Davidson
W. F. Davidson, President

ATTEST: Frank W Farris Jr
Secretary

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Steven C Cavnar, a Notary Public within and for the State and County aforesaid, personally appeared W. F. Davidson and Frank W Farris Jr with whom I am personally acquainted and who upon their several oaths acknowledged themselves to be the President and Secretary respectively of SCOT OIL COMPANY, the within named bargainor, a corporation, and that they as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said W. F. Davidson as such President, and attesting the same by the said Frank W Farris Jr as such Secretary.

Witness my hand and official seal at office at Nashville Tennessee on this the 5th day of April, 1977.

Steven C Cavnar
Notary Public

My Commission Expires:
January 21, 1979

STEVEN C. CAVNAR NOTARY PUBLIC AT LARGE STATE OF TENNESSEE