SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 5207 PAGE 408

THIS INDENTURE, made this 3rd day of October, 1977, between UNION OIL COMPANY OF CALIFORNIA, a California corporation, with an office at 1650 East Golf Road, in Schaumburg, Cook County, Illinois, herein called "Grantor", and DIRECT OIL CORPORATION, a Delaware corporation, of Nashville, Tennessee, herein called "Grantee",

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, hereby conveys unto said Grantee, its successors and assigns, forever, that certain tract of land situated in Davidson County, Tennessee, as more particularly described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining, unto said Grantee, its successors and assigns, forever.

Grantor, for itself and its successors, hereby covenants and agrees to and with Grantee, its successors and assigns, that Grantor will warrant and defend said land and premises against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, UNION OIL COMPANY OF CALIFORNIA has caused these presents to be signed by a Vice President and an Assistant Secretary, and its corporate seal to be affixed hereto the day and year first above written.

UNION OIL COMPANY OF CALIFORNIA

By _____
Vice President

By _____
Assistant Secretary

UNION OIL COMPANY INCORPORATED OCT. 11, 1890 CALIFORNIA

This instrument prepared by PAUL G. CHROMEK, Attorney for UNION OIL COMPANY OF CALIFORNIA, 1650 East Golf Road, Schaumburg, Illinois 60196.

STATE OF ILLINOIS)
)
COUNTY OF COOK)

BOOK 5207 PAGE 409

On this 3rd day of October, 1977, before me, the undersigned authority, personally appeared L. B. WAY and ROY BRYNTESEN, to me personally known, and who, being by me duly sworn, did say that they are a Vice President and an Assistant Secretary, respectively, of UNION OIL COMPANY OF CALIFORNIA, a California corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed by them in behalf of said corporation by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of said corporation.

GIVEN under my hand and official seal the day and year first above written.

Notary Public in and for (SEAL)
Kane County, Illinois

My commission expires:
LORE A. SLAFTNER, Notary Public
Kane County, Illinois
My Commission Expires March 8, 1980

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 80,000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 11 DAY OF October 1977.
E. Barnes
Deputy Register

New Owner DIRECT OIL CORP.
P.O. Box 1243
NASHVILLE, TENN.
37202
Send Tax Bill to above.

EXHIBIT "A"

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All of the real property situated in the 6th, formerly the 9th, Civil District of Davidson County, Tennessee, being the same property as shown on Davidson County Property Map #119-9 being parcel 196, and described according to a survey made by Chattanooga Surveying Company dated August 6, 1970, as follows:

BEGINNING at a point in the Easterly margin of Foster Avenue, (25 feet from center line) said point being located North 00° 18' 00" West, 94.75 feet from the beginning of a curve at the Northeasterly intersection of Foster Avenue and Thompson Lane; thence leaving Foster Avenue South 87° 52' 00" East 149.28 feet to a point; thence South 3° 01' 00" West 114.92 feet to a point in the Northerly margin of Thompson Lane, (46 feet from center line); thence along the said margin of said Lane North 86° 39' 49" West 125.90 feet to a point, the beginning of a curve to the right having a radius of 18.0 feet; thence around said curve in a Northwesterly direction 27.13 feet to a point in the Easterly margin of Foster Avenue, (25 feet from center line); thence along the said margin of Foster Avenue North 0° 18' 00" West 94.75 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO THOSE NON-EXCLUSIVE DRIVE-WAY EASEMENTS reserved and granted by Grantor herein in General Warranty Deed, dated February 18, 1971, and recorded as Document No. B05904, in Book 4482, Page 262, Register's Office of Davidson County, Tennessee.

SUBJECT TO any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way and easements of record, if any, affecting said land.

Being the same property conveyed to Grantor herein by Warranty Deed, dated January 6, 1971, and recorded as Document No. B01412, in Book 4472, Page 598, Register's Office of Davidson County, Tennessee.

Initial Here

OCT 11 F	CONV	80,000.00			
OCT 11 F	S'TAX		B*	208.00	
OCT 11 F	PR'FEE		B*	.50	
OCT 11 F	W'DEED		B*	6.00	* 214.50

E 30404

IDENTIF. REFERENCE

OCT 11 1 46 PM '71

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TENN.