map 91-13

BOOK 5258 PAGE 957 Parcel 276

KS

This Instrument Prepared By:

Ira H. Bryant, III
Kerr, Davis, Irvine, Krasnow
Rhodes & Semtner
600 Fidelity Plaza
Oklahoma City, Oklahoma 73102

Send Tax Bill To:

Cone Oil Co., Inc.
195 N. First Street
Nashville, Tennessee 37213

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 22nd day of February, 1978, by and between KERR-McGEE REFINING CORPORATION, a Delaware Corporation, lawfully authorized to do business in Tennessee, Party of the First Part, and CONE OIL CO., INC., a Tennessee corporation, Party of the Second Part,

W I T N E S S E T H :

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100ths Dollars ($10.00), cash in hand paid by the Party of the Second Part, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the Party of the First Part has this day bargained and sold and does by these presents grant, bargain, sell and convey unto the said CONE OIL CO., INC., its successors and assigns, the following described premises lying and being the County of Davidson, State of Tennessee, to-wit:

> The easterly part of Lot No. 1 and the southeasterly part of Lot No. 2 on the Plan of E. T. Brown, Trustee's Subdivision of an 18 acre tract on the Charlotte Pike, as of record in Book 332, Page 126, Register's Office for said County, and described according to a copy of a survey thereof made by J. L. Murphy & Co., dated November 5, 1963 as follows:
>
> Beginning at a iron pin in the northerly margin of Charlotte Pike at a point 61 feet easterly fron the easterly margin of Eastboro Drive (formerly Cowan Drive); thence leaving said Pike, and along a fence, North 10°26' West 190.67 feet to an iron pin; thence North 76°01' East along a fence, 95.69 feet to an iron pin; thence North 76°55' East 51.99 feet to an iron pin; thence South 10°54' East along a fence, 152.13 feet to an iron pin in the northerly margin of Charlotte Pike; thence with the margin of the same, westerly 155.76 feet to the point of beginning.

and being the property conveyed to Kerr-McGee Refining Corporation by Deed dated February 21, 1978, from Oklahoma Stations, Inc., of record in Deed Book _____, Page _____, Registrar's Office of Davidson County, Tennessee.

KERR-McGEE REFINING CORPORATION hereby warrants the title herein conveyed against the lawful claims of all persons claiming the same, by , through or under it, but not further or otherwise.

Grantor further grants, sells, conveys and assigns unto Grantee, with full right of substitution in the place of Grantor, all rights of Grantor under or with respect to all prior warranties and covenants of any kind whatsoever, whether personal or real, pertaining to said above described real property, the title thereto or any interest therein.

In testimony whereof, I have executed this instrument this 22nd day of February, 1978.

KERR-McGEE REFINING CORPORATION

Attest: _____
Assistant Secretary

By _____
President

FORM APPROVED LEGAL

STATE OF OKLAHOMA)
) ss:
COUNTY OF OKLAHOMA)

Before me, a Notary Public of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Kerr-McGee Refining Corporation, the within named bargainor, a corporation, and he, as such President, being authorized so to do, executed the foregoing agreement for the purpose therein contained, by signing the name of the corporation thereto by himself as President.

Witness my hand and seal, at office in Oklahoma County, Oklahoma, this 22nd day of February, 1978.

_____
Notary Public

My Commission Expires:

_____ (SEAL)

To the best of my knowledge, the actual consideration or value, whichever is greater, for this transfer is $65,000.00.

Kenneth K. Wright

Kenneth K. Wright, Agent

Subscribed and sworn to before me, this the 3rd day of March, 1978.

William B. Owen

Notary Public

WILLIAM B. OWEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: Feb. 11, 1981.

E 5317.8

IDENTIF. REFERENCE

MAR 3 2 51 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAR-3 78	CONV	65,000.00			
MAR-3 78	S'TAX		B*	169.00	
MAR-3 78	PR'FEE		B*	.50	
MAR-3 78	W'DEED		B*	6.00	* 175.50