Prepared Lowe Watkins Att.
First American Cent
Nashville, Tn

BOOK 5302 PAGE 846

# WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS: |
|---|---|---|
| Truckstops Corporation of America<br>P. O. Box 11749<br>Nashville, Tennessee 37211 | Same | Map 82-15<br>Parcel 2 |

FOR AND IN CONSIDERATION of the sum of One Hundred Sixty-Five Thousand and no/100 Dollars ($165,000.00), cash in hand paid by Truckstops Corporation of America, a Delaware corporation, the receipt of which is hereby acknowledged, we, Wayne Wallace, J. B. Wynn and Thomas P. Wynn, as tenants in common, have this day bargained and sold, and do hereby transfer and convey unto the said Truckstops Corporation of America, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

A tract of land in the 1st Civil District of Davidson County, Tennessee bounded on the north and west by the Louisville & Nashville Railroad, on the east by Interstate Highway 65 and on the south by property vested in Third National Bank in Nashville as Trustee and described partly by a survey dated January 26, 1978, by Barge, Waggoner, Sumner & Cannon, Inc., as follows:

BEGINNING at a point in the east right-of-way of Louisville and Nashville Railroad Dump Track and the south margin of Alley #255 now closed; thence on a curve to the right along the margin of the Louisville & Nashville Railroad right-of-way with a radius of 1178.27 feet, 334.37 feet to a point; thence North 50° 42' East 341.56 feet to the west right-of-way of Interstate Highway 65; thence with said right-of-way South 34° 47' East 314.43 feet to a point; thence South 65° 14' West 254.47 feet to a point; thence South 24° 38' East 16.23 feet to the north margin of the terminus of North Second Street and the south margin of Alley #255, now closed; thence South 65° 14' West 361.76 feet to the point of beginning.

Being the same property conveyed to Wayne Wallace, J. B. Wynn, and Thomas P. Wynn, as tenants in Common, by J. P. Alley, et al of record in Book 4297, page 58, Register's Office for Davidson County, Tennessee.

This is unimproved property known as _____.

TO HAVE AND TO HOLD said real estate, with appurtenances, estate, title and interest belonging to the said Truckstops Corporation of America, its successors and assigns forever. Grantors covenant that they are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows:

| | | | | | |
|---|---|---|---|---|---|
| JUN 23 80 | CONV | 90,000.00 | | | |
| JUN 23 80 | CONV | 75,000.00 | | | |
| JUN 23 80 | S'TAX | | B* 429.00 | | |
| JUN 23 80 | PR'FEE | | B* .50 | | |
| JUN 23 80 | W'DEED | | B* 6.00 | * | 435.50 |

(a) Taxes for 1978 which have been prorated and are assumed by Grantee.

(b) A 30-foot utility easement along the closed portion of North Second Street (Bill No. 67-114).

(c) A 45-foot sewer easement for a 132-inch brick combination sewer and an 84-inch reinforced concrete sanitary sewer.

(d) A 30-foot electric power board easement running with North Second Street (Book 2103, page 355, R.O.D.C.).

Grantors further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said real estate to said Truckstops Corporation of America, its successors and assigns, against the lawful claims of all persons, except as stated herein above.

Grantors convey, covenant, and warrant each for himself and not one for another.

WITNESS our hands this 23rd day of June, 1978.

WAYNE WALLACE

J. B. WYNN

THOMAS P. WYNN

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $165,000.00.

AFFIANT

SUBSCRIBED AND SWORN to before me,
this 23rd day of June, 1978.

NOTARY PUBLIC

My commission expires:

January 18, 1982

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STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, WAYNE WALLACE, J. B. WYNN and THOMAS P. WYNN, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 23rd day of June, 1978.

L. D. Richards
NOTARY PUBLIC

My Commission Expires:

January 18, 1982

E 73002

IDENTIF. REFERENCE

JUN 23 3 56 PM '78

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