THIS INSTRU... PREPARED BY:
ONE ...
NASHVILLE, ...

BOOK 5396 PAGE 299 **WARRANTY DEED**

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Direct Oil Corporation (NAME:)	Same (NAME:)	149
P. O. Box 1243 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	#237
Nashville, TN 37202 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	2D-2086

For and in Consideration of the sum of Ten and No/100 ($10.00)---------- *DOLLARS* and other good and valuable consideration, the receipt of which is hereby acknowledged, I, the undersigned

BILLY KAY, TRUSTEE
and BILLY KAY and wife, LEAH N. KAY

have bargained and sold, and by these presents do transfer and convey unto the said DIRECT OIL CORPORATION its *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot NO. 2 on the Plan of Kay Subdivision, of record in Book 4885, page 107, Register's Office for said County, and being also described according to a survey by A & A Engineers, Inc., dated January 17, 1979, Job No. 1407-79, as follows:

Beginning at a concrete monument located in the western right-of-way margin of Murfreesboro Road; thence continuing with the right-of-way of Murfreesboro Road S 42°55'27" E 194.05 feet to an iron pin; thence S 58°53'33" W 263.03 feet to an iron pin in the southern ROW margin of Rural Hill Road; thence with said ROW along the chord of a curve having a radius of 914.33 feet and a length of 246.14 feet N 13°17'25"E 245.40 feet to a concrete monument; thence N 43°05'33" E 53.63 feet to the point of beginning. Said tract containing 0.6796 acres.

Being part of the same property conveyed to Billy Kay, Trustee, by deed from Colony Development Company, of record in Book 4949, page 339, said Register's Office.

Billy Kay, Grantor herein, covenants and warrants to the Grantee that he is the sole owner of the property which is the subject of this conveyance; that no trust agreement was ever executed and that no other party has any interest in the property of any nature whatsoever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 95,000.00

Subscribed and sworn to before me, this the 16 day of Feb., 19 79

Affiant

My commission expires: 9-20-81 (Affix Seal)

Notary Public

unimproved (X)
This is improved ( ) property, known as ..... (House Number) ..... (Street) ..... P. O. Address ..... (City or Town) .....

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said DIRECT OIL CORPORATION its *heirs and assigns, forever.*

And we *do covenant with the said* DIRECT OIL CORPORATION *that* we are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except for 1979 taxes; plan of record in Book 4885, page 107, said Register's Office.

And we *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* DIRECT OIL CORPORATION its *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 15th *day of* Feb, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Billy Kay Trustee
Billy Kay, Trustee

Billy Kay

Leah N. Kay
Leah N. Kay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Billy Kay, Trustee and Billy Kay and wife, Leah N. Kay

the 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 ... day of 2-15, 1979.

..... Notary Public.

Commission Expires 3-5-80.

STATE OF .....
COUNTY OF .....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named .....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that ..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ....., this ..... day of ....., 19.....

....., Notary Public.

Commission Expires .....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in ....., this ..... day of ....., 19.....

.....
Notary Public

Commission Expires .....

WARRANTY DEED

FROM

Billy Kay, Trustee et al

TO

Direct Oil Corporation

F 1 4 6 1 5

IDENTIFICATION

FEB 16 3 35 PM '79

Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-1631
NASHVILLE, TENNESSEE 37208