This instrument prepared by: Robert R. Ayers, Attorney, 100 New Long Hollow Pike, Goodlettsville, TN 37072

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CST DOWNTOWN (NAME)	SAME (NAME)	Map 25-4 27, 10 Parcels 25, 26 GO 01205, 01210 01215, & 15584
107 Old Hickory Blvd (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Madison Tn 37115 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ---------TEN AND 00/100---------

----------($10.00)---------- *DOLLARS*

cash in hand paid, and other good and valuable considerations, receipt of which is hereby acknowledged,

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F96291

IDENTIF. REFERENCE

Jul 7 8 29 AM '80

FEE $.50 TAX $.50 REGISTER'S OFFICE DAVIDSON COUNTY, TENN.

ALBERT O. DENTON AND WIFE, ERA EARL DENTON,
hereinafter referred to as Grantors,
.....have bargained and sold, and by these presents do transfer and convey unto

the said E. RICHARD CORLEY, BOBBY SELLARS, C. W. TIDWELL, AND H. STENNIS SMITH, D/B/A CST DOWNTOWN, A Partnership, hereinafter referred to as Grantees, their..... *heirs and assigns, a certain tract or parcel of*

land in.....County, State of Tennessee, described as follows, to-wit:

TRACT NO. ONE: Being a lot or parcel of land in the 10th Civil District of Davidson County, Tennessee, in the Village of Goodlettsville and described as follows: BEGINNING at a point in the westerly margin of Main Street or Dickerson Road at the northeast corner of the Old Roscoe Lot; thence with the margin of said Street or Road, 48 feet to a point in the Southeast corner of the property conveyed to Old Hickory Coal and Ice Co. by deed from W. A. Myers and wife, of record in Book 782, page 797; thence along said Ice and Coal Co.'s property as follows: westwardly 40 feet, more or less, to a point; thence northwardly 4 feet to a point; thence westwardly 35 feet more or less to a point in the easterly margin of Lick Street, being said Ice and Coal Co.'s southwest corner; thence with the margin of Lick Street, being southerly 54 feet to a point in Old Roscoe Lot; thence along the northerly boundary of the same eastwardly 75 feet to the point of beginning.
BEING the same property conveyed to Albert O. Denton and wife, Era Denton, by deed of record in Book 2924, page 571, Register's Office for Davidson County, Tennessee.
TRACT NO. TWO: Land in the 10th Civil District of Davidson County, Tennessee, in the Town of Goodlettsville, more particularly described as follows: BEGINNING at a point in the westerly margin of Main Street, which point is 78 feet and 6 inches north of the intersection of the westerly margin of Main Street, and the northerly margin of Cedar Street which point in the northeast Street, and the northerly margin of Cedar Street which point in the northeast corner of a tract of land conveyed to C. W. Parrish, of record in Book 1469, page 422, Register's Office for said County, running thence with northern boundary line of said conveyed tract South 77 deg. West 78 feet to a point in the easterly margin of

cont'd

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 135,000.00

Subscribed and sworn to before me, this the 1st day of July 19 80

Affiant

My commission expires: 10-15-83 (Affix Seal)

Notary Public

said street; thence running northerly along the easterly margin of said street 28 feet and 3 inches to a point; running thence easterly and parallel with the southern boundary line of this tract 78 feet, more or less, to a point in the westerly margin of said Main Street; thence with said westerly margin of Main Street, southerly 28 feet and 3 inches to the point of beginning.

BEING the same property conveyed to Albert O. Denton and wife, Era Earl Denton, by deed of record in Book 3850, page 977, Register's Office for Davidson County, Tennessee.

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TRACT NO. THREE: A tract of land in the 10th Civil District, formerly the 20th, of Davidson County, Tennessee, described according to a survey made by J. R. Scott, Surveyor, December 13, 1946, as follows: BEGINNING at a point in the westerly margin of U. S. Hwy. No. 41-E or Main Street, of Goodlettsville, at the intersection of the westerly margin of said Main Street and the northerly margin of Cedar Street; thence with the westerly margin of said Main Street North 9 deg. west 78' 6 inches to the southeast corner of the post office tract; thence with the southern boundary line of said post office tract, South 77 deg. west 78' to a point in the easterly margin of an unnamed street; thence with the easterly margin of said unnamed street, South 8½ deg. east 67' 8 inches to the northerly margin of said Cedar Street; thence with the northerly margin of said Cedar Street, North 84½ deg. east 75' 10 inches to the beginning.

BEING the same property conveyed to Albert O. Denton and wife, Era Earl Denton, by deed of record in Book 4198, page 262, Register's Office for Davidson County, Tennessee.

TRACT NO. FOUR: Being the easterly portion of Lot No. 6 of the John H. Martin property located in the 10th Civil District of Davidson County, Tennessee, on the North side of west Cedar Street, and more particularly described according to a survey by Viking Surveying Service, 503 Long Hollow Pike, Goodlettsville, Tennessee, September 24, 1976, John B. Bates, Registered Land Surveyor, Tennessee No. 418, as follows: BEGINNING at an iron nail in the North margin of West Cedar Street and the West margin of Lick Street the S.E. corner of this lot and the original S.E. of the John H. Martin property; thence with the North margin of West Cedar Street, S 84 deg. 30' W 70.0 feet to an iron pin in the North margin of West Cedar Street; thence leaving the Street N 5 deg. W 134.8 feet to an iron pin in fence line; thence with fence line N 85 deg. 30' E 66.0 feet to an iron nail in the root of a Boduck stump on the West margin of Lick Street; thence with the West margin of Lick Street. S 6 deg. 30' E 134.0 feet to an iron nail the point of beginning, containing 0.21 acres, more or less. BEING the same property conveyed to Albert O. Denton and wife, Era Earl Denton, by deed of record in Book 5078. page 973, Register's Office for Davidson County, Tennessee.

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

And we *do covenant with the said* ourselves, our *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 as appears of record.

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* Grantees, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hands this* 1st *day of* July, *19* 80, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Era Earl Denton

This is improved property known as: 100, 106, and 112 North Main Street
Goodlettsville, TN 37072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

ALBERT O. DENTON AND WIFE, ERA EARL DENTON

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 Goodlettsville, Tennessee, this 1st day of July, 1980.

Notary Public.

Commission Expires 10-15-83

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.....

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			135000.00- CO	
			351.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	360.50-
7909A07/07/80			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 96291

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IDENTIF. REFERENCE

JUL 7 8 30 AM '80

No. 766254