Address of Buyer:
James E. Blankenship
4104 Hillsboro Rd.
Nashville, Tennessee

Mail Tax Bills to: Same

SPECIAL WARRANTY DEED

BOOK 5689 PAGE 852

Map 131-2
Par 103 Is

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THIS INDENTURE, made this 22nd day of December, 1980, between UNION OIL COMPANY OF CALIFORNIA, a California corporation, with an office at 1650 East Golf Road, Schaumburg, Illinois 60196, herein called "Grantor" and JAMES E. BLANKENSHIP of 4803 Belmont Park Terrace, Nashville, Tennessee 37215, hereinafter 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, his heirs and assigns, forever, the following described land situated in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

> Being the Northeastern triangular part of Lot 1 of Block 1 of the map of Overton Hills of record in Book 843, Page 66 of Register's Office for said County and described according to a copy of a survey thereof made by William Collier Parrish Associates, in October, 1955 as follows:
>
> BEGINNING at an iron pin in the Southeasterly margin of Hillsboro Pike, being 460 feet Northeast of the intersection of Overhill Drive, said point being 20 feet Northeast from the common margin of Lots Nos. 1 and 2; thence with the margin of said Pike, North 37 degrees 55 minutes East 150 feet, to an iron pin; thence South 23 degrees 33 minutes East 315 feet to an iron pin which is 20 feet from the line between Lots Nos. 1 and 2; thence North 52 degrees West 276.5 feet to the POINT OF BEGINNING.
>
> SUBJECT TO any and all restrictions, covenants, conditions, zoning ordincances, rights-of-way and easements of record, if any, affecting said land.
>
> Being the same property conveyed to Union Oil Company of California by Deed dated January 19, 1978, and recorded in Book 5250, Page 812, Records of Davidson County, Tennessee.

This instrument prepared by [illegible], an Attorney for UNION OIL COMPANY OF CALIFORNIA, 1650 East Golf Road, Schaumburg, Illinois 60196.

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, his heirs and assigns, forever.

Grantor, for itself and its succesors, hereby covenants, and agrees to and with Grantee, his heirs 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

A C K N O W L E D G M E N T

STATE OF ILLINOIS)
)
COUNTY OF COOK)

BOOK 5689 PAGE 854

On this 11th day of November, 1980, before me, the undersigned authority, personally appeared [illegible] and [illegible], 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.

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

NOTARY PUBLIC KANE COUNTY, ILL.

My commission expires:

JULIE ROGERS, Notary Public
Kane County, Illinois
My Commission Expires August 22, 1984

IDENTIF. REFERENCE

DEC 12 2 23 PM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

G 21756

State of Tennessee

County of Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $220,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Joe E. Worten

Sworn to and subscribed before
me this 11th day of December, 1980.

NOTARY PUBLIC STATE OF TENNESSEE

Notary Public

My Commission Expires: Sept. 25, 1983

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5689 PAGE 855

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
			220000.00-	CO
			572.00	CO TX
			.50	PRFEE
			9.00	WDEED
			CHECK	581.50-
0022A		12/12/80	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2 1 7 5 6

IDENTIF. REFERENCE T

DEC 12 2 23 PM '80

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TENN.

No. 797305