Prepared by: Truman S. Wrenne, Attorney
344 - 4th Avenue North
Nashville, Tn. 37219

Address of Buyer: Direct Oil Corp.
P. O. Box 1248
Nashville, TN 37202

Mail Tax Bills to: Direct Oil Corp.
P.O. Box 1248
Nashville, TN 37202

Map & Parcel No. 121-2

Geo 103

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

BOOK 5689 PAGE 856

THIS INDENTURE, made this 11th day of December, 1980, between JAMES E. BLANKENSHIP, a single person of 4803 Belmont Park Terrace, Nashville, Tennessee 37215, hereinafter called "Grantor" and DIRECT OIL CORPORATION, a Tennessee Corporation, P.O. Box 1243, Nashville, Tennessee 37202, 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 conveyes unto said Grantee, its 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 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 ordinances, rights-of-way and easements of record, if any, affecting said land.

Being the same property conveyed to James E. Blankenship by deed dated November 19, 1980, and recorded in Book _____, page _____, Records of Davidson County, Tennessee.

12/12 669.50- CHECK

23

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, its assigns, forever.

Grantor, for himself and his successors, hereby covenants, and agrees to and with Grantee, its 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.

WITNESS MY HAND this 11 day of December, 1980.

James E. Blankenship

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

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 James E. Blankenship, with whom I am personally acquainted, and who acknolwedged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, this 11th day of December, 1980.

Notary Public

My Commission Expires September 25, 1983

State of Tennessee
County of Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $255,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Joe E. Walker

Sworn to and subscribed before me

on this the 11th day of December, 1980.

Notary Public

MY COMMISSION EXPIRES: Sept. 25, 1983

IDENTIF. REFERENCE

DEC 12 2 24 PM '80

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

62.1757

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5689 PAGE 858

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
			255000.00-	CO
			663.00	CO TX
			.50	PRFEE
			6.00	WDEED
				CHECK 669.50-
0023A	12/12/80		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 2.1.7 5 7

IDENTIF. REFERENCE

DEC 12 2 24 PM '80

FELIX Z. WILSON — REGISTER
DAVIDSON COUNTY, TENN.

No. 797306