LJH/rf
P/N 41-037-009
February 26, 1981

Address of New Owner:

H. G. Hill Realty Co.
2995 Sidco Drive
Nashville, Tennessee 37204

Mail Tax Statements to:

Same

Map-Parcel Number:

161- 205 ,k

BOOK 5722 PAGE 129

SPECIAL WARRANTY DEED

THIS INDENTURE, Made and entered into this 27th day of February, 1981, between CITIES SERVICE COMPANY, a corporation organized and existing under the laws of the State of Delaware, with offices at the Cities Service Building, Tulsa, Oklahoma 74102, Grantor and H. G. HILL REALTY COMPANY, a Tennessee corporation, whose address is 2995 Sidco Drive, Nashville, Tennessee 37204, Grantee.

WITNESSETH: That the Grantor, in consideration of ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS ($125,000.00), in hand paid by the Grantee, receipt whereof is hereby acknowledged, hereby sells and conveys unto the Grantee, its successors and assigns the following described real estate situated and being in Davidson County, State of Tennessee:

Lot No. 2 on the plan of Hickoryview Commercial Park, Section 3, of record in Book 5200, page 267, Register's Office for Davidson County, Tennessee, and being described as follows:

Beginning at a point in the westerly margin of Nolensville Pike at the common line between lots 1 and 2; thence with the line between said two lots westerly 563.72 feet to a point; thence northerly 210.52 feet to a point in the southerly margin of Ocala Drive; thence with the southerly margin of Ocala Drive easterly 24.57 feet to the beginning of a curve; thence around said curve which has a radius of 262.79 feet northeasterly 203.88 feet to a point; thence North 47° 41' 59" East 103.02 feet to the beginning of a curve; thence around said curve which has a radius of 233.38 feet northeasterly 122.06 feet to a point; thence North 78° 01' 04" East, 60.00 feet to the beginning of a curve; thence around said curve which has a radius of 25.00 feet, southeasterly 35.36 feet to the westerly margin of Nolensville Pike; thence with the westerly margin of said pike, southerly 160.00 feet to a point; thence westerly 28.00 feet to a point; thence southerly 107.26 feet to the point of beginning.

Being a part of the premises conveyed by deed of American Fletcher National Bank and Trust Company to Cities Service Company,

5285 03/17 334.50- CHECK

dated September 7, 1979, recorded in Book 5497, Page 234, in the Office of the Register of Davidson County, Tennessee.

Subject to any condition that an accurate survey or inspection of the premises might show and to covenants, easements and restrictions of record.

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, to the Grantee, its successors and assigns, forever.

The Grantor, for itself and its successors, covenants with the Grantee, its successors and assigns, that the Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it and its successors will warrant and forever defend said premises to the Grantee, its successors and assigns, against the claims of all persons claiming by, through or under the Grantor, and none other.

The Grantee, for itself, its successors and assigns, by its acceptance of this deed covenants and agrees with the Grantor, its successors and assigns, that the above described property shall not be used for the sale of motor vehicle fuels normally sold at a typical service station for a period of five (5) years from the date of this deed and such covenant shall be a restriction running with the land.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed to this deed and for same to be signed and delivered in its name and on its behalf by W. G. SWARTZ _____, its Vice President, Petroleum Products Group, and LEWIS J. HAINES, Assistant Secretary, heretofore duly authorized on the day and year first above written.

CITIES SERVICE COMPANY

ATTEST:

Lewis J. Haines
Assistant Secretary

By _____
W. G. Swartz
Vice President, Petroleum Products Group

LJH/rf
P/N 41-037-009
February 26, 1981

BOOK 5722 PAGE 131

STATE OF OKLAHOMA)
) SS.
COUNTY OF TULSA)

Before me, a Notary Public in and for said State, duly commissioned and qualified, personally appeared W. G. SWARTZ and LEWIS J. HAINES, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be Vice President, Petroleum Products Group, and Assistant Secretary, respectively, of CITIES SERVICE COMPANY, the within named Grantor, a corporation, and that they as such Vice President and Assistant Secretary being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by themselves as Vice President, Petroleum Products Group, and Assistant Secretary, respectively, and affixing the corporate seal thereto.

WITNESS my hand and seal at my office in Tulsa, Oklahoma, this 27th day of February, 1981.

Alberta Baker
Alberta Baker
Notary Public

My Commission Expires:

January 21, 1985.

* * * * * * * * * * *

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is ONE HUNDRED TWENTY FIVE THOUSAND & NO/100--- DOLLARS ($ 125,000), which amount is equal to or greater than the amount which the property transferred would command at a voluntary sale.

W. G. Swartz
Grantee

Subscribed and sworn to before me this 17th day of March, 1981.

Angela M. Darling
Notary Public

My Commission Expires:

September 25, 1983

This instrument prepared by: Lewis J. Haines, Sr. Attorney
Address: Cities Service Company
P.O. Box 300
Tulsa, Oklahoma 74102

G33477

IDENTIFICATION REFERENCE

MAR 17 10 58 AM '81

HSIRA

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5722 PAGE 132

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
			125000.00- CO	
			325.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	334.50-
5285A	03/17/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G33477

T

IDENTIF. REFERENCE

MAR 17 10 58 AM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 811981