BOOK 5736 PAGE 649

NEW OWNER
C. Carroll Hildreth
1466 Mt. Ayer Drive
Bowling Green, KY 42101

SEND TAX BILLS TO:

SAME

BS 5194

Map 81-2
part of Parcel 1

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT REPROCO, INC., Grantor, in consideration of the sum of Ten and No/100 Dollars ($10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto C. CARROLL HILDRETH of 1466 Mt. Ayr Drive, Bowling Green, KY 42101, Grantee, the following real property and premises, situate in the County of Davidson, State of Tennessee, to wit:

An 0.813 acre tract of land being a part of Lot No. 2 of the Ankenbauer Lands, of record in Book 64, Page 301, of the Registrar's Office, Davidson County, Tennessee, said 0.813 acre tract being a part of the same tract called for in that certain Warranty Deed from Mid-Ten Oil Company to Reproco, Inc., dated June 29, 1965, as recorded in Book 3906, Page 891, of the Registrar's Office for Davidson County, Tennessee, said 0.813 acre tract being more particularly described as follows:

Commencing at a point where the East margin of 28th Avenue, North, (as it existed with a 50' R/W prior to August, 1974) intersects the South margin of Clarksville Highway (as it existed with a 70' R/W prior to August, 1974);

Thence S 56°30'E, parallel with and Southwesterly 35 feet at right angles from the centerline of said Clarksville Highway, a distance of 200 feet;

Thence S 33°30' W a distance of 7.00 feet to the new South margin of Clarksville Highway (as it exists with an 84 foot R/W after August, 1974) as set forth in the order sustaining condemnation petition, the Metropolitan Government of Nashville and Davidson County, Tennessee, Vs. Reproco, Inc. and Phillips Petroleum Company, Case No. B-15342, as recorded in the Minutes Book 104C, Page 1103, of the Records of the Circuit Court for the County of Davidson, State of Tennessee, for THE TRUE POINT OF BEGINNING, the most Northerly corner of said 0.813 acre tract;

Thence S 56°30' E, along said new South margin of Clarksville Highway, a distance of 100.00 feet to a point which is Northwesterly 710.00 feet from the centerline of 26th Avenue;

Thence S 33°30' W, leaving said new South margin Clarksville Highway, a distance of 159.95 feet to an iron stake in the Northeasterly margin of a private road;

Thence N 77°43' W, along said private roadway, a distance of 309.38 feet to intersect on a curve along the new margin of 28th Avenue, North, as set forth in said condemnation petetion;

Thence Northeasterly along said new East margin of 28th Avenue, North, with a curve to the right having a radius of 404.74 feet, a long chord bearing N 31°57'19" E 21.82 feet, and an arc distance of 21.82 feet to said curves tangent point;

Thence N 33°30'E, along said new East margin of 28th Avenue, North, a distance of 107.1 feet;

Thence S 56°30'E, along the Southwest property line of a tract of land owned by Reproco, Inc., et al, a distance of 189.00 feet to an iron stake;

Prepared by:
W. J. Ashworth
Phillips Petroleum Company
P.O. Box 4833
Atlanta, GA 30302

Thence N 33°30'E, along the Southeast property line of a tract of land owned by Reproco, Inc., et al, a distance of 143.00 feet to the TRUE POINT OF BEGINNING containing 0.813 acres more or less.

Reserving an 0.0184 acre triangular tract across the above described 0.813 acre tract for permanent easement, said 0.0184 acre tract being more particularly described as follows:

Beginning at the most Northerly corner of the above described 0.813 acre tract;

Thence S 56°30' E along the above described new South margin of Clarksville Highway a distance of 40.00 feet;

Thence S 78°30' W a distance of 56.57 feet to a point on the most Easterly Northwest line of the above described 0.813 acre tract;

Thence N 33°30' E, along said Northwest line, a distance of 40.00 feet to the point of beginning containing 0.0184 acres more or less.

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, zoning ordinances, restrictions and easements of record or in place.

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATIVED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS".

TO HAVE AND TO HOLD said described premises unto the said Grantee, his successors, heirs and assigns forever.

SIGNED AND DELIVERED this 5TH day of MARCH, 1981.

WITNESSES:

Jacqueline Jackson

REPROCO, INC.

By _____
Vice President

Attest:

_____
Assistant Secretary

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 1981.

Notary Public

MY COMMISSION EXPIRES: 7/21/84

(AFFIX SEAL)

Prepared by:
W. J. Ashworth
Phillips Petroleum Company
P. O. Box 4833
Atlanta, GA 30302

STATE OF OKLAHOMA)
)
COUNTY OF WASHINGTON)

On this 5th day of March, 1981, before me appeared Betty W. Dalrymple and Bertha Lanckriet, to me personally known, who being by me duly sworn did say that they are the Vice President and Assistant Secretary of REPROCO, INC., and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors and said Betty W. Dalrymple and Bertha Lanckriet acknowledged said instrument to be the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 5th day of March, 1981.

Carolyn J. Hooks
Notary Public

My commission expires:

May 24, 1983

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IDENTIF. REFERENCE

APR 23 4 09 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RUSH

1834 04/23 269.50- CHECK

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5736 PAGE 652

CO - CONVEYANCE	CC - CERTIFIED COPY
MO - MORTGAGE	REL - RELEASE
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE
TD - TRUST DEED	

MISC	- MISCELLANEOUS
CO TX	- STATE TAX CONVEY
MO TX	- STATE TAX MORT
PRFEE	- PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

100[illegible].00- CO
260.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 269.50-
1835A04/23/81 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6386 83

T
IDENTIF. REFERENCE

APR 23 4 09 PM '81

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TENN.

No. 818265