John W. Kelley, Jr.
Hartale, Kelley, Herbert & Cr
23rd Floor, L & C Tow
Nashville, Tennessee 372

WARRANTY DEED

BOOK 5836 PAGE 495

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M. A. Borchert (NAME)	New Owner (NAME)	118-11-175
P.O. Box 547 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	BH-2242
Brentwood, TN 37027 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN DOLLARS * ($10.00) * * * * * * * * * * * * * * * * *DOLLARS*

and other good and valuable considerations, the receipt of which is hereby acknowledged,

IDENTIF. REFERENCE

G 73880

DEC 31 3 43 PM '81

FELIX Z. NELSON JR. REGISTER
DAVIDSON COUNTY, TENN.

HARLON J. KIMBRO d/b/a KIMBRO OIL COMPANY, and wife, HELEN S. KIMBRO

have bargained and sold, and by these presents do transfer and convey unto the said M. A. BORCHERT, an unmarried person

his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lot No. 41 and part of Lot No. 1, Block "C" on the Plan of Berry Hill Gardens, as of record in Book 1130, page 36, Register's Office for said County and further described according to a boundary survey made by A & A Engineers, Inc., dated December 23, 1981, as follows:

BEGINNING at a point on the northerly margin of Thompson Lane, said point being the common corner of Lots Nos. 40 and 41; thence north 89 degrees 09 minutes west 93.3 feet; thence north 4 degrees 41 minutes 29 seconds east 169.5 feet to a point; thence south 37 degrees 33 minutes east 37.6 feet to a point; thence north 42 degrees 40 minutes 49 seconds east 40.0 feet to a point; thence south 48 degrees 52 minutes 57 seconds east 55.8 feet to a point; thence south 5 degrees 25 minutes 12 seconds west 133.7 feet to the point of beginning.

Being the same property conveyed to Harlon J. Kimbro d/b/a Kimbro Oil Company, by deed from Cullen Center Bank & Trust as of record in Book 4642, page 404, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 104,800.00

Subscribed and sworn to before me, this the 30th day of December 1981

X Harlon J. Kimbro
Affiant

My commission expires: 7-18-82
(Affix Seal)

Notary Public

Grantor covenants that the lease agreement by and between Harlon J. Kimbro d/b/a Kimbro Oil Company and Backstage International Corp., dated August 29, 1979, in Book 5833, page 143, Register's Office for Davidson County, Tennessee (a short form of the above lease being of record in Book 5501 page 597), is being assigned to Grantee herein by separate Assignment recorded simultaneously herewith.

Grantor covenants with Grantee that there are no security deposits and no advance payments of rent other than regular monthly advance payments and that all rents received through December, 1981 belong to Grantor and beginning January 1, 1982 all rents paid will belong to Grantee.

This conveyance is made subject to the following restriction:

The above described property cannot be used for sale and/or distribution of gasoline or other petroleum fuel or oil products at wholesale or retail.

unimproved ( )
This is improved (X) property, known as ..... (House Number) ..... (Street) ..... P. O. Address: ..... (City or Town)

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

And we *do covenant with the said* M. A. BORCHERT *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.*

And HARLON J. KIMBRO d/b/a KIMBRO OIL COMPANY, and wife, HELEN S. KIMBRO *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* M. A. BORCHERT his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 30th *day of* December, *19*81, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Harlon J. Kimbro d/b/a
Kimbro Oil Company

Helen S. Kimbro

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 Harlon J. Kimbro d/b/a Kimbro Oil Company and wife, Helen S. Kimbro

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 Nashville, Tennessee, this 30th day of December, 1981.

_____, Notary Public.

Commission Expires 7-18-82

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 _____

5440 12/31 284.98- CHECK

WARRANTY DEED

FROM

HARLON J. KIMBRO d/b/a

KIMBRO OIL COMPANY

TO

M. A. BORCHERT

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Return: John W. Kelley, Atty.
23rd Flr., L & C Tower

BOOK 5836 PAGE 498

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5836 PAGE 499

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
			104800.00- CO	
			272.48 CO TX	
			.50 PRFEE.	
			12.00 WDEED	
			CHECK	284.98-
5440A	12/31/81		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G738880

IDENTIF. REFERENCE

DEC 31 3 49 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 860260