File 8

(5) SS 13837

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: BOOK 5989 PAGE 386

THAT REPROCO, INC., a Delaware corporation, 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 WINNERS CORPORATION whose address is Two Maryland Farms, Suite 100, Brentwood, Tennessee 37027, Grantee, the following real property and premises, situate in the County of Davidson, State of Tennessee, to wit:

An 0.600 acre tract of land being a part of Lot No. 2 of the Ankenbauer Lands, of record in Book 64, Page 301, of the Register's Office, Davidson County, Tennessee, said 0.600 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 889, of the Register's Office for Davidson County, Tennessee, said 0.600 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 S56°30'E, parallel with and Southwesterly 35 feet at right angles from the centerline of said Clarksville Highway, a distance of 200.00 feet;

Thence S33°30'W 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 Minutes Book 104C, Page 1103, of the Records of the Circuit Court for the County of Davidson, State of Tennessee, for the Point of Beginning, being the most Easterly corner of said 0.600 acre tract;

Thence N56°30'W, along said new Southerly margin of Clarksville Highway, 124.00 feet to the point of curvature of a curve to the left, as set forth in said condemnation petition;

Thence Westerly along said curve to the left an arc distance of 102.10 feet, said curve having a radius of 65 feet, an interior angle of 90°, and a chord bearing S78°30'W 91.92 feet, to the tanget point of said curve;

Thence S33°30'W along the new Southerly margin on 28th Avenue North, 78.00 feet to an angle point;

Thence S56°30'E 189.00 feet to an iron pin;

Thence N33°30'E 185.00 feet to the Point of Beginning, and containing 0.600 acres more or less.

H 24820

IDENTIF. REFERENCE

JAN 6 12 59 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

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, its successors, heirs and assigns forever.

SIGNED AND DELIVERED this 9th day of November, 1982.

WITNESSES:

Jacquelyn Jackson

Dorothy Tilley

REPROCO, INC.

By: Robert W Dalrymple
Vice President

ATTEST: Ruth Lovelace
Assistant Secretary

(CORPORATE SEAL)

This instrument prepared by:
J. S. Scholl
Phillips Petroleum Company
P. O. Box 4833
Atlanta, GA 30302

Send Tax Bills To:
Winners Corporation
Two Maryland Farms, Suite 100
Brentwood, Tennessee 37027

Map & Parcel Number
81-2
1
8DA-07190

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $95,000.00.

Affiant

Subscribed and sworn to before me,
this 21st day of December, 1982.

Notary Public

My Commission Expires: April 21, 1985

(NOTARY PUBLIC)

STATE OF OKLAHOMA)
)
COUNTY OF WASHINGTON)

On this 9th day of November, 1982, before me appeared Betty H Dalrymple and Bertha Jancknet, 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 H. Dalrymple and Bertha Jancknet 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 9th day of November, 1982.

Kathleen M. Scott
Notary Public

My commission expires:
June 15, 1986

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR BOOK 5389 PAGE 389

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
			95000.00- CO	
			247.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 256.50-	
9575A01/06/83			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H248820

IDENTIF. T. REFERENCE

JAN 6 12 59 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 919705