Map 106, Parcel 26, 6 DA 00975

ADDRESS NEW OWNER: Kenneth L. Dudney
P. O. Box 332
Hendersonville,TN
37075

SEND TAX BILLS TO: SAME

THIS INSTRUMENT PREPARED BY:
Carolyn L. Armogida, Attorney
Exxon Company, U.S.A.
(a division of Exxon Corporation)
233 Benmar
P. O. Box 2567
Houston, Texas 77001

BOOK 6055 PAGE 609

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS: THAT
COUNTY OF DAVIDSON §

EXXON EDUCATION FOUNDATION, a not for profit corporation, incorporated in New Jersey, having an office at 111 W. 49th Street, New York, N.Y. 10020, hereinafter called "Grantor," for and in consideration of the sum of Thirty-three Thousand Three Hundred Seventy-five and No/100 Dollars ($33,375.00) cash in hand, paid by KENNETH L. DUDNEY and BARBARA A. DUDNEY, his wife, having an address at P. O. Box 332, Hendersonville, Tennessee 37075, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged, and the sum of One Hundred Thousand One Hundred Twenty-five and No/100 Dollars ($100,125.00) to be paid by Grantee in accordance with one certain Promissory Note for that amount of even date with the effective date hereof, payable to the order of Grantor as therein specified on or before five (5) years from the effective date hereof, bearing interest at the rate of Eleven Percent (11%) per annum, and being secured by a Deed of Trust of even date with the effective date hereof, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, subject to the further provisions of this Deed, all that certain tract or parcel of land situated in the County of Davidson, State of Tennessee, being more particularly described in Exhibit "A," attached hereto and incorporated herein for all purposes.

This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record and all laws, regulations and restrictions, including building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the above-described premises.

7086 05/12 359.60- CHECK

Ad valorem taxes and special assessments, if any, against the property herein conveyed for the current year shall be prorated between Grantor and Grantee as of the effective date hereof, and Grantee hereby assumes and agrees to pay same.

BOOK 6055 PAGE 610

TO HAVE AND TO HOLD the above-described land, together with the appurtenances, estate, title and interest thereto, unto the said Grantee, Grantee's legal representatives, heirs and assigns, forever, subject to the provisions hereof, and in lieu of all other warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to said premises unto the said Grantee, Grantee's legal representatives, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the dates of the respective acknowledgments attached hereto, but EFFECTIVE as of the 3rd day of May, 1983.

ATTEST:

R. A. Jarvis
Assistant Secretary

EXXON EDUCATION FOUNDATION

By John B. Turner, Jr.
Vice President

By Rex J. Spivey
Vice President

EXXON EDUCATION FOUNDATION INCORPORATED UNDER THE LAWS OF NEW JERSEY

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.
MAY 12 4 23 PM '83

IDENTIF. REFERENCE

H 47458

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

The actual consideration or value, whichever is greater, for this transfer is $133,500.00.

AFFIANT

Subscribed and sworn to before me this 10th day of May, 1983.

NOTARY PUBLIC

My Commission Expires: 4/21/85

CAROLYN F. WADDEY NOTARY PUBLIC AT LARGE STATE OF TENN.

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, Sarah C. Blankenship, a Notary Public of the State and County aforesaid, personally appeared JOHN B. TURNER, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of EXXON EDUCATION FOUNDATION, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal of office in Harris County, Texas this 3rd day of May, 1983.

NOTARY PUBLIC STATE OF TEXAS

Sarah C. Blankenship
Notary Public, State of Texas

My commission expires:_____

SARAH C. BLANKENSHIP
Notary Public in and for State of Texas
My Commission Expires October 7, 1986.

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, Sarah C. Blankenship, a Notary Public of the State and County aforesaid, personally appeared REX J. SPIVEY, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of EXXON EDUCATION FOUNDATION, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal of office in Harris County, Texas this 3rd day of May, 1983.

NOTARY PUBLIC STATE OF TEXAS

Sarah C. Blankenship
Notary Public, State of Texas

My commission expires:_____

SARAH C. BLANKENSHIP
Notary Public in and for State of Texas
My Commission Expires October 7, 1986.

EXHIBIT "A" TO SPECIAL WARRANTY DEED FROM EXXON EDUCATION FOUNDATION, A NEW JERSEY CORPORATION, TO KENNETH L. DUDNEY AND BARBARA A. DUDNEY, P. O. BOX 332, HENDERSONVILLE, TENNESSEE 37075

A tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Wm. Collier Parrish, Engineer, January 10, 1964, as follows:

Beginning at a point in the center of the southbound lane of the Murfreesboro Road at the northwest corner of Tract No. 1 of the property conveyed to State of Tennessee by deed from Gerda Hobson Northern, et al., of record in Book 1303, page 291, said Register's Office; thence with the line of the said State of Tennessee, south 41° 31' west 691.23 feet and north 48° 25' west 344.20 feet; thence north 47° 40' east 663.57 feet to the center of said Road; thence with the same south 55° east 274.85 feet to the beginning containing 4.774 acres, more or less.

SAVE AND EXCEPT

A tract or parcel of land in the Sixth Civil District of Davidson County, Tennessee, lying on the southerly side of Murfreesboro Road (U.S. Routes 41 and 70S) approximately 4.3 miles southerly from Nashville (State Capitol), Tennessee, being the same land as described in that certain Warranty Deed dated August 14, 1964 from Humble Oil & Refining Company, Grantor, to Marvin P. Friedman and Jerome B. Guttman, Grantees, recorded in Book 3802 page 413, of the Deed Records of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a spike in the centerline of the southerly traffic lane of Murfreesboro Road, 658 feet more or less from the centerline of Spence Lane and 2329 feet more or less from the centerline of Crutchfield Avenue; thence with the centerline of the southbound traffic lane of Murfreesboro Road (33 feet northeasterly from and parallel to the southerly right of way line of said road) easterly 120.08 feet to a spike; thence to the right with an interior angle of 90° and southwardly 183.0 feet; thence to the left with an interior angle of 270° and eastwardly 133.87 feet to a point; thence to the right with an interior angle of 83° 29' southwardly 507.04 feet to an iron stake; thence to the right with an interior angle of 89° 56' a total distance of 344.20 feet to an iron stake in the southeasterly line of an old road; thence to the right with an interior angle of 83° 55' northwardly along the southeasterly line of said road (passing an iron stake set in the southerly right of way of Murfreesboro Road at 629.75 feet) a total distance of 663.57 feet to the point of beginning.

Being the same land as described in that certain deed dated March 12, 1982 from Exxon Corporation, a New Jersey corporation, as Donor, to Exxon Education Foundation, a New Jersey corporation, as Donee, recorded in Book _____, page _____, of the Deed Records of Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6055 PAGE 613

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

133500.00- CO
347.10 CO TX
.50 PRFEE
12.00 WDEED
CHECK 359.60-
7086A05/12/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 4 7 4 5 8

IDENTIF. REFERENCE

MAY 12 4 23 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 948587