SPECIAL WARRANTY DEED

15DA 39762

Send Tax Bills To:

Gallatin Oil Company, Inc.
411 W. Main St.
Gallatin, Tennessee 37066

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Map 83-3
Par 175

BOOK 6092 PAGE 248

THIS INDENTURE, made this 21st day of April, 1983, between UNION OIL COMPANY OF CALIFORNIA, a California corporation, with an office at 1650 East Golf Road, Schaumburg, Cook County, Illinois 60196, herein called "Grantor", and GALLATIN OIL COMPANY, INC., a Tennessee corporation, of 411 West Main Street, Gallatin, Tennessee 37066, herein called "Grantee",

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, hereby conveys unto said Grantee, its successors and assigns, forever, that certain tract of land situated and being in the City of Nashville, County of Davidson, State of Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lots No. 11 and 12 in G. W. CARVER'S UNRECORDED SUBDIVISION OF LOTS NO. 8, 9 and other lots of W. S. Ashworth's Resubdivision of Lots No. 47, 48, 49 and 50 in the Town of Brownsville, as of record in Book 161, Page 153, Register's Office for said County and being more particularly described as follows:
>
> BEGINNING at an iron pin located at the intersection of the North right-of-way line of Rosebank Avenue, having an existing 48 foot right-of-way, and the Westerly right-of-way line of Riverside Drive, having an existing 80 foot right-of-way; thence along the North right-of-way of Rosebank Avenue, North 86° 00' West 137.54 feet to an iron pin located on the Easterly right-of-way line of the L & N Railroad; thence along said railroad right-of-way line Northerly along a curve to the left, having a delta angle of 8° 11' 40", a radius of 1,108.21 feet, a tangent length of 79.38 feet and a length of arc of 158.49 feet to an iron pin; thence South 89° 59' 20" East 106.00 feet to an iron pin located on the Westerly right-of-way line of Riverside Drive; thence along the Westerly right-of-way line of Riverside Drive along a curve to the left having a delta angle of 5° 32', a tangent length of 35.49 feet, a radius of 734.41 feet, and a length of arc of 70.93 feet to a point; thence South 33° 31' East 110.80 feet to the POINT OF BEGINNING, as shown

This instrument prepared by _____, Attorney for UNION OIL COMPANY OF CALIFORNIA, 1650 East Golf Road, Schaumburg, Illinois 60196.

CHECK 27/11 92.75-

and delineated on a topographical survey by J. L. Murphy, Jr. & Co., dated December 17, 1964.

SUBJECT TO any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way and easements of record, if any, affecting said land.

BEING THE same property conveyed to the Grantor herein by Deed dated the 23rd day of August, 1977, and recorded in the records of Davidson County, Tennessee, in Book 5216, Page 220.

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, unto said Grantee, its successors and assigns, forever.

Grantor, for itself and its successors, hereby covenants and agrees to and with Grantee, its successors and assigns, that Grantor will warrant and defend said land and premises against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, UNION OIL COMPANY OF CALIFORNIA has caused these presents to be signed by a Vice President and an Assistant Secretary, and its corporate seal to be affixed hereto the day and year first above written.

UNION OIL COMPANY OF CALIFORNIA

By _____
Vice President

By _____
Assistant Secretary

4-21-83

H 5 9 4 1 6

IDENTIF. REFERENCE

Jul 11 2 06 PM '83

FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

STATE OF ILLINOIS)
)
COUNTY OF COOK)

BOOK 6092 PAGE 250

On this 21st day of April, 1983, before me, the undersigned authority, personally appeared R. A. ARNOLD and ROY BRYNTESEN, to me personally known, and who, being by me duly sworn, did say that they are a Vice President and an Assistant Secretary, respectively, of UNION OIL COMPANY OF CALIFORNIA, a California corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation, and that said instrument was signed and sealed by them in behalf of said corporation by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of said corporation.

GIVEN under my hand and official seal the day and year first above written.

Jean S. Cruse (SEAL)
Notary Public in and for
Cook County, Illinois.

My commission expires:

[illegible] March 11, 1986

STATE OF TENNESSEE

COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 32,000.00.

Lonnie T. Moss (Pres)
AFFIANT

SUBSCRIBED and sworn to before me this the 7th day of July, 1983.

Charles H. Beaty
NOTARY PUBLIC

My Commission Expires: 1/27/87.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR BOOK 6092 PAGE 251

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	COTX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MOTX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			32000.00- CO	
			83.20 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	92.70-
0708A07/11/83			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5.9 4 1 6

IDENTIF. REFERENCE

JUL 11 2 06 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 962480