WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, We, JOHN KEITH JACKSON and wife, MARY LEE JACKSON, have bargained and sold and hereby transfer and convey to KIMBRO OIL COMPANY, a corporation organized and existing under the laws of the State of Tennessee, with principal offices in Nashville, Davidson County, Tennessee, four (4) parcels of land located in Davidson County, Tennessee, and more particularly described as follows:

PARCEL NO. 1: (Map Parcel No. 92-11-76)

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Burlington Heights, as of record in Book 332, Page 13, Register's Office for Davidson County Tennessee.

Said Lot No. 17 fronts on the northerly side of Charlotte Avenue, formerly Cedar Street, and runs back between parallel lines 150 feet to an alley.

Included in the above description, but expressly excluded therefrom, is the following parcel of land described as follows:

An angular tract or parcel of land in the 20th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 17 on the Map of Burlington Heights, of record in Book 332, Page 13, Register's Office for said County. Said part of Lot No. 17 fronts 15 feet on both present margins of Charlotte Avenue and Twenty-First Avenue, North, which are connected by a curve that has a 15-foot radius on which it measures 23.6 feet thereon and containing 48.2 square feet.

Being the same property conveyed to John Keith Jackson and wife, Mary Lee Jackson, by deed from Irma Mills Carney, a widow, and Charles W. Mills and wife, Dorothy A. Mills, of record in Book 5668, Page 351, Register's Office for Davidson County, Tennessee.

PARCEL NO. 2: (Map Parcel No. 92-11-77)

Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Burlington Heights Subdivision of part of Elliston Property of record in Book 332, Page 13, Register's Office for Davidson County, Tennessee.

09/30 1702.50- CHECK

Prepared By:
ALLEN SHOFFNER
ATTORNEY AT LAW
SHOFFNER PROFESSIONAL BUILDING
SHELBYVILLE, TENNESSEE

1999

Said Lot No. 18 fronts 50 feet on the northerly side of Charlotte Avenue, (formerly Cedar Street) and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John Keith Jackson and wife, Mary Lee Jackson, by deed from Harris A. Gilbert, Trustee, and B. B. Doubleday, Jr., of record in Book 5663, Page 432, Register's Office for Davidson County, Tennessee.

PARCEL NO. 3: (Map Parcel No. 92-11-78)

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Burlington Heights Subdivision of part of Elliston Property, a plan of which subdivision is of record in Book 332, Page 13, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 50 feet on the north side of Charlotte Avenue, formerly Cedar Street, and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to John Keith Jackson and wife, Mary Lee Jackson, by deed from John A. Wells, Jr., and wife, Mary H. Wells, of record in Book 5669, Page 371, Register's Office for Davidson County, Tennessee.

PARCEL NO. 4: (Map Parcel No. 92-11-79)

Land in Davidson County, Tennessee, being part of Lot No. 20 on the plan of Burlington Heights Subdivision of part of Elliston Plan, of record in Book 332, Page 13, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 20, which is a corner lot, fronts 35 feet on the northwesterly margin of Charlotte Avenue, formerly Cedar Street, and fronts 135 feet on the easterly margin of 22nd Avenue, North, said frontages being joined by a curve having a length of 23.6 feet, and extends back 150 feet on the easterly line and 50 feet on the northwesterly line, being the southerly margin of an alley to a point of intersection.

Being the same property conveyed to John Keith Jackson and wife, Mary Lee Jackson, by deed from Margaret E. Mills Richardson and husband, Francis C. Richardson, recorded in Book 5735, Page 110, Register's Office for Davidson County, Tennessee.

To have and to hold said parcels of land, with all rights, title, and interests appurtenant thereto, to the said Kimbro Oil Company, a corporation, and its successors and assigns, in fee simple, forever.

We covenant with the said Kimbro Oil Company, a corporation, that we are lawfully seized and possessed

ALLEN SHOFFNER
ATTORNEY AT LAW
SHOFFNER PROFESSIONAL BUILDING
SHELBYVILLE, TENNESSEE

of said land; that we have a good and lawful right to convey same; and that the same is unencumbered, with the exception of the lien of the 1983 land taxes, which are prorated between grantors and grantee as of the date of this conveyance, and with the exception of a lien on Parcel No. 3 securing the final installment of a purchase money note on said parcel held by John A. Wells, Jr., and wife, Mary H. Wells, due and payable on January 2, 1984, in the amount of $8,920.00, which will be paid from a deposit made this date by grantors to Allen Shoffner, as Agent, pursuant to a Deposit Agreement executed by grantors.

We further covenant and bind ourselves, our heirs and representatives, to warrant and defend the title to said land to the said Kimbro Oil Company, a corporation, and its successors and assigns, against the lawful claims of all persons.

Witness our signatures on this 29th day of September, 1983.

H 77438

IDENTIF. REFERENCE

SEP 30 9 17 AM '83

RUSH

JOHN KEITH JACKSON

MARY LEE JACKSON

STATE OF TENNESSEE

BEDFORD COUNTY

Personally appeared before me, Allen Shoffner, a Notary Public At Large for said State, JOHN KEITH JACKSON and wife, MARY LEE JACKSON, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on this 29 day of September, 1983.

, NOTARY PUBLIC AT LARGE

My commission expires: Jan. 11, 1987.

ALLEN SHOFFNER
ATTORNEY AT LAW
SHOFFNER PROFESSIONAL BUILDING
SHELBYVILLE, TENNESSEE

Send Land Tax Statement To:
KIMBRO OIL COMPANY,
P. O. Box 23089,

BOOK 6148 PAGE 822

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $650,000.00.

John W. Keller
Affiant

Subscribed and sworn to before me,
this 27th day of September, 1983.

Mary Ann Kelley
Notary Public

My commission expires: 4-20-86

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

RECEIVED OF _____

FOR _____

BOOK 6148 PAGE 823

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

650000.00- CAMT.
1690.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 1702.50-
1899A09/30/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 7 7 4 3 8

IDENTIF. REFERENCE

SEP 30 3 17 PM '83

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 983059