This Instrument Prepared By:
John W. Kelley, Jr.
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 6234 PAGE 362

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Everett Johnson (NAME)	Everett Johnson (NAME)	119-1-416
2323 Nolensville Road (STREET ADDRESS OR ROUTE NUMBER)	2323 Nolensville Road (STREET ADDRESS)	6DA-17261
Nashville, TN. (CITY) (P. O. ZONE) (STATE)	Nashville, TN. 37211 (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,

104 1:59 IDENTIF. REFERENCE FEB 21 12 24 PM '84 FELIX E. ... JR. REGISTER DAVIDSON COUNTY, TN

HARLON J. KIMBRO, SR., individually and d/b/a Kimbro-Oakley Oil Company , sole proprietor

have bargained and sold, and by these presents do transfer and convey unto the said EVERETT JOHNSON and wife, JOANNE JOHNSON

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

SEE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF:

HELEN KIMBRO, wife of the above named Harlon J. Kimbro, Sr. joins in this instrument for the purposes of conveying any and all right, title and interest she may have in and to the property described herein.

02/21 156.30- CHECK 4469

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00

Subscribed and sworn to before me, this the 17th day of February 1984

Everett Johnson
Affiant

My commission expires: 7-20-86
(Affix Seal)

Mary Ann Selley
Notary Public

This conveyance is made subject to:

1. The right of Grantor herein to construct and maintain an Oil Company sign on the extreme northwest corner of property.

2. The following covenants and agreements of Grantees:

"The Grantees herein hereby covenant and agree for themselves, their heirs, executors and assigns, that no part of the real estate herein conveyed shall be used by said grantees, their heirs, executors, grantees or assigns, for the purpose of conducting or carrying on the business of selling, handling or dealing in gasoline, kerosene, benzol, naptha, greases, lubricating oils, or any fuel to be used for internal combustion engines, or lubricants in any form.

"The foregoing restrictions shall not be applicable to the business of selling, handling or dealing in petroleum products furnished by the Grantor herein and in any event shall terminate and be of no further force and effect upon the expiration of a period of Twenty-five (25) years from the date hereof.

"The foregoing covenants shall run with the land and be binding on said Grantees, their heirs, executors, grantees and assigns, and inure to the benefit of the Grantor herein, its successors and assigns."

This is unimproved (X) improved ( ) property, known as 2323 Nolensville Road, Nashville, TN.
(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 EVERETT JOHNSON and wife, JOANNE JOHNSON their *heirs and assigns, forever.*

And I *do covenant with the said* EVERETT JOHNSON and wife, JOANNE JOHNSON *that* I am *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, SR., individually and d/b/a Kimbro-Oakley Oil Company *do further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to the said land to the said* EVERETT JOHNSON and wife, JOANNE JOHNSON, their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 17th *day of* February, *19* 84, *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, Sr., individually
and d/b/a Kimbro-Oakley Oil Co.,
a sole proprietor

Helen 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, Sr., individually and d/b/a Kimbro-OakleyOil Co., Sole Proprietor

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 Nashville, Tennessee, this 17 day of February, 19 84.

Mary Ann Selley, Notary Public.

NOTARY PUBLIC DAVIDSON COUNTY, TN

Commission Expires 4-20-86.

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 Helen Kimbro

the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 17 day of February, 19 84.

Mary Ann Selley, Notary Public.

NOTARY PUBLIC DAVIDSON COUNTY, TN

Commission Expires 4-20-86.

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 _____.

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WARRANTY DEED

FROM

HARLON J. KIMBRO, SR.,
AND WIFE

TO

EVERETT JOHNSON AND WIFE

Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

Return To: Box 36
Atall, Kelly, Herbert
& Crawford

Land in Davidson County, Tennessee, described as follows:

TRACT I: BEGINNING at a cross cut in the pavement in the westerly line of Nolensville Pike, being U.S. Highway No. 41-A, and Tennessee State Highway No. 11, out of Nashville, at the intersection of the margin of said Pike and the north line of Melrose Avenue, as presently located and constructed, said point being likewise 25 feet north of the original line between Lots Nos. 532 and 533 on said plan; thence with the margin of Nolensville Pike, northerly 186 feet to an iron pin in the east line of the Louisville & Nashville Railroad right of way; thence with the margin of said right of way, southerly 25.4 feet to an iron pin; thence leaving said right of way southerly, parallel to the west margin of Nolensville Pike, 47.6 feet to an iron pin which is 15 feet west of said Pike; thence westerly passing through two concrete bases for a sign of Atlantic Ice and Coal Company, 36.9 feet to an iron pin in the east right of way line of said L. & N. Railroad, and continuing with said right of way line, southerly 45.9 feet to another iron pin; thence leaving said railroad right of way southeasterly and parallel to the margin of Nolensville Pike, 82.7 feet to the northerly margin of Melrose Avenue, as now located, at an iron pin; thence with the margin of said Avenue, northeasterly 80 feet to the point of beginning.

LESS AND EXCEPT the following described property, to-wit:

A strip of land extending from Survey Station 542 + 41 at the boundary line of the lands of Melrose Avenue to Station 542 + 23, at the boundary line of the lands of present highway 18 feet long, and bounded on the sides as follows: on the northeast by the present highway; on the southeast by Melrose Avenue; on the northwest by an arc of a curve having a radius of 18 feet and a center 18 feet from the right of way lines of Melrose Avenue and Nolensville Pike, containing 69.5 square feet.

TRACT II: BEGINNING on the easterly right of way line of the Louisville and Nashville Railroad, said point being the northeast corner of the property conveyed to said Railroad Company by deed from the Tennessee Property Company, of record in Book 2158, page 632, said Register's Office, said point also being in the center line of said Avenue, now abandoned; thence with said right of way line northeastwardly 75 feet southeastwardly from and parallel to said center line of northbound main track of the Louisville and Nashville Railroad Company 31.58 feet; thence southwardly 25 feet; thence westwardly 19.35 feet to the beginning, and being a part of what was formerly Melrose Avenue, which part reverted to the Louisville and Nashville Railroad Company by virtue of its ownership of the adjacent portion of said Lot No. 534 when the said Avenue was abandoned for public purposes.

TRACT III: BEGINNING at the southwest corner of a parcel of land conveyed to Pam American Petroleum Corporation by The Tennessee Property Company by deed dated July 14, 1948, in the north boundary of Melrose Avenue; thence in a southwesterly direction with said north boundary of Melrose Avenue, a distance of 60 feet, more or less, to the southeast right of way line of Louisville and Nashville Railroad Company, said right of way line being a line southeast of, parallel with and at all points 75 feet distant from the centerline of the northbound main track; thence in a northeasterly direction along said right of way line, a distance of 62 feet, more or less, to a point in what was formerly the centerline of Melrose Avenue before the same was moved to its present location; thence in a northeasterly direction with said centerline of what was formerly Melrose Avenue, a distance of 18 feet, more or less, to a point; thence in a northwesterly direction on a line at right angles to said former centerline of Melrose Avenue, a distance of 25 feet to a point in the southeasterly right of way line of L. & N. Railroad Company; thence in a northeasterly direction with said L. & N. Railroad Company's right of way line a distance of 10 feet, more or less, to a corner in

the westerly boundary of the property conveyed to Pam American Petroleum Corporaton by The Tennessee Property Company by deed dated July 14, 1948; thence in a southeasterly direction along said westerly boundary of property conveyed to Pan American Petroleum Corporation, a distance of 82.7 feet to the point of beginning, being part of the same property conveyed to The Tennessee Property Company by a conveyance from J. T. Bateman and wife, dated January 16, 1914, recorded in Book 455, page 124, Register's Office, and a part of what was formerly Melrose Avenue before said Avenue was moved to its present location, and a part of the same property conveyed to The Tennessee Property Company by Houston-McCord Realty Company by deed recorded in Book 560, page 705, Register's Office for said County.

A N D

BEGINNING at a point in the southeasterly right of way line of the Birmingham Division of the Louisville and Nashville Railroad Company 25.4 feet south of the intersection of said right of way line and the southwesterly line of Nolensville Pike as measured along said right of way line; thence southwardly along said right of way line a distance of 60 feet, more or less, to a corner in the boundary of the property conveyed to Pam American Petroleum Corporation by The Tennessee Property Company by deed dated July 14, 1948; thence northeastwardly along said boundary conveyed to Pam American Petroleum Corporation, a distance of 36.9 feet to another corner in the boundary of said property which corner is 15 feet west of the west line of Nolensville Pike; thence northwardly along said boundary of said property conveyed to Pam American Petroleum Corporation, said boundary being a line west of, parallel with and 15 feet distant from the west line of Nolensville Pike, a distance of 47.6 feet to the point of beginning, being a part of the same property conveyed to The Tennessee Property Company by Houston-McCord Realty Company deed recorded in Book 560, page 705, Register's Office for said County.

LESS AND EXCEPT the following described property, to-wit:

Being parts of Lots 533, 534, 535 and 536 on the Plan of Grandview Heights, as of record in Book 161, pages 14 and 15, Register's Office for said County, described as follows:

BEGINNING at a point in the westerly margin of Nolensville Raod, said point being also the southeasterly margin of the L & N Railroad right of way; thence with Nolensville Road, south 21 degrees 08 minutes 30 seconds east 164.2 feet to the beginning of a curved line to the right having a radius of 18 feet; thence with said curved line 20 feet, more or less, to a point in the northerly margin of Melrose Avenue; thence north 21 degrees 08 minutes 30 seconds west 167.8 feet to the said margin of the L & N right of way; thence with said right of way, north 17 degrees 48 minutes 11 seconds east 15.85 feet to the point of beginning and containing 1695 square feet and being part of the same property vested in the American Oil Company by deed from Pan Am Southern Corporation, as of record in Book 2639, page 32, Register's Office

Being the same property conveyed to Harlon J. Kimbro, Sole Proprietor, d/b/a Kimbro-Oakley Oil Co. by deed from The American Oil Company, a Maryland corporation, as of record in Book 4444, page 118, Register's Office for said County.

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

RECEIVED OF _____

FOR _____

BOOK 6234 PAGE 358

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
			53000.00- CAMT.	
			137.80 CSTAX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK	156.30-
4469A	02/21/84		BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 0 4: I: 5: 9

IDENTIF. REFERENCE

FEB 21 12 24 PM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 14640