Address of New owner:

Pep Properties
P. O. Box 3026
Knoxville, Tennessee 37927

Send Tax Bills:
Same as new owner

Map & Parcel:
4D-25610
75-13-215

THIS INSTRUMENT PREPARED BY:
Mary Trueheart Walker, Attorney
Exxon Company, U.S.A.
(a division of Exxon Corporation)
P. O. Box 2567
Houston, Texas 77252-2567

Map 75-13
Par 215 blw

BOOK 6515 PAGE 260

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 One Hundred Eighty Thousand and No/100 Dollars ($180,000.00) cash to it in hand paid by PEP PROPERTIES, a Tennessee general partnership, 4900 Saundersville Road, Old Hickory, Tennessee 37138, hereinafter called "Grantee," the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, subject to the further provisions of this Deed, that certain tract or parcel of land (the "Property") lying and being 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 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 Property.

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.

TO HAVE AND TO HOLD the above-described Property, together with the appurtenances, estate, title and interest thereto, unto the said Grantee, Grantee's successors 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

03/21 490.50- CHECK

790

title to the Property unto the said Grantee, Grantee's successors 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 1st day of March, 1985, but EFFECTIVE as of the 20th day of March, 1985.

EXXON EDUCATION FOUNDATION INCORPORATED UNDER THE LAWS OF NEW JERSEY

ATTEST:

B. P. Pierce
Assistant Secretary

EXXON EDUCATION FOUNDATION

By John B. Turner, Jr.
Vice President

K-5

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, 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 1st day of March, 1985.

STATE OF TEXAS NOTARY PUBLIC A-101

Margarite L. Edstrom
Notary Public, State of Texas

My commission expires: _____

MARGARITE L. EDSTROM
Notary Public in and for State of Texas
My Commission Expires August 31, 1988

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration for this transfer or value of property (whichever is greater) is $ 180,000.00 . This is equal to or greater than the property would bring at a fair and voluntary sale.

PEP PROPERTIES
a Tennessee general partnership

By W H Pleasant Partner

Name _____

Title _____

Sworn to and subscribed before me this 20th day of March, 1985.

Notary Public in and for
Davidson County, Tennessee

My commission expires: 1-18-87

EEF 224
Hermitage, TN

BOOK 6515 PAGE 263

EXHIBIT "A" TO SPECIAL WARRANTY DEED FROM EXXON EDUCATION FOUNDATION TO PEP PROPERTIES, A TENNESSEE GENERAL PARTNERSHIP

All that certain tract or parcel of land lying, situate and being in Davidson County, Tennessee and being more particularly described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, described according to a survey made by Wm. Collier Parrish Associates, Civil Engineers, December 8, 1961, as follows:

> Beginning at a point on the northeasterly margin of Jacksonian Drive, south 58° 10' east 220 feet from the intersection of the northeasterly margin of said Jacksonian Drive and the southeasterly margin of Bonnaford Drive; thence with the northeasterly margin of said Jacksonian Drive, south 58° 10' east 110 feet to a concrete monument at the beginning of a curve having a radius of 25 feet; thence around said curve in a northeasterly direction 39.27 feet to an iron stake; thence south 58° 10' east 15 feet to an iron stake on the northeasterly margin of Lebanon Pike; thence with same, north 31° 50' east 125 feet to an iron stake; thence north 58° 10' west 150 feet to an iron stake; thence south 31° 50' west 150 feet to the beginning, containing 0.50 of an acre, more or less.

Being the same land as described in that certain Quitclaim Deed dated January 2, 1985 from Exxon Corporation, a New Jersey corporation, as Donor, to Exxon Education Foundation, a New Jersey corporation, as Donee, recorded in the Register's Office, Davidson County, Tennessee in Deed Book 6480, Page 501.

I-90807

T
IDENTIF. REFERENCE

MAR 21 11 31 AM '85

FELIX A. WILSON II REGISTER
DAVIDSON COUNTY, TN

FILE TICOR TITLE INSURANCE COMPANY

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

RECEIVED OF _____

FOR _____

BOOK 6515 PAGE 264

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

180000.00- CAMT.
468.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 480.50-
0790A03/21/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-90807

IDENTIF. REFERENCE

MAR 21 11 11 AM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 117916