X"H430475" 0
Box 14

BOOK 6541 PAGE 570

WARRANTY DEED

THIS INDENTURE, made and entered into this 10th day of April, 1985, by and between Murphy Oil USA, Inc., a Delaware corporation, licensed to do business in Tennessee, with its principal place of business at 200 Peach Street, herein represented by its duly authorized Vice President, Jerry W. Watkins, party of the first part, and Christopher Lee Smith and wife, Laura Harris Smith, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other valuable consideration, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Davidson County, Tennessee:

Being Lot No. 4 on the Plan of Kenilworth Estates, Section 3, as of record in Book 2900, pages 149 and 150, Register's Office for said County. Said Lot 4 fronts 70 feet on the southerly side of side of Tampa Drive and extends back between parallel lines 140 feet to a dead line.

Being the same property conveyed to Murphy Oil USA, Inc. by deed from Betty Douglas Trevino Deen and William R. Deen of record in Book 6359 page 755, Register's Office for Davidson County, Tennessee.

PARTY OF THE SECOND PART ACCEPTS THE PREMISES ON AN "AS IS BASIS" WITHOUT ANY IMPLIED WARRANTY OF HABITABILITY, FITNESS OR USE.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has good right to sell and convey the same; that the same is unencumbered, except subject to a 10-foot easement for public utilities along the rear line of the premises, a 30-foot building setback line from Tampa Drive, and conditions on owners certificate as shown on plan of record in Book 2900, pages 149 and 150, said Register's Office, and to restrictive covenants contained in an instrument of record in Book 3221, page 445, said Register's Office and 1985 taxes and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

THE ESCROW ACCOUNT IS HEREBY TRANSFERRED BY THE PARTY OF THE FIRST PART TO THE PARTY OF THE SECOND PART.

WITNESS, the signature of the party of the first part the day and year first above written.

MURPHY OIL USA, INC.

BY _____
Jerry W. Watkins
Vice President

SEAL 1553 SEL 15.RE

1552

(FOR RECORDING ONLY) BOOK 5541 PAGE 571

Property address: 293 Tampa Drive
MAP & PARCEL # 133-16-0-74
Mail tax bills to: (Person or Agency responsible for payment of taxes)

Fidelity Federal Savings and Loan
401 Union Street
Nashville, Tennessee 37219

This instrument prepared by:

James E. Baine
200 Peach Street
El Dorado, AR 71730

State tax: $_____
Register's fee _____
Recording fee _____
Total _____

I, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $40,000 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT:

MURPHY OIL USA, INC.

BY: _____
Jerry W. Watkins
Vice President

Subscribed and sworn to before me this 10th day of April, 1985.

MURPHY OIL USA, INC. CORP. SEAL 1964 DELAWARE

STATE OF ARKANSAS

COUNTY OF UNION

ACKNOWLEDGMENT

On the 10th day of April, 1985, before me appeared Jerry W. Watkins, to me personally known, who being by me duly sworn, did say that he is the Vice President of Murphy Oil USA, Inc., a corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors, and said Jerry W. Watkins acknowledged said instrument to be the free act and deed of said corporation.

_____
WITNESS

_____
Notary Public

July 16, 1989
My Commission expires

NOTARY PUBLIC UNION COUNTY, ARK. NISC

1994.51

IDENTIF. REFERENCE

APR 25 11 58 AM '85

REGISTER DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6541 PAGE 572

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

40000.00- CAPT.
104.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 110.50-
1552A04/25/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

19945

IDENTIF. REFERENCE

APR 25 11 58 AM '85

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 128403