Address of New owner:
Charles E. Cooke & G. Edward Cooke
4425 Warner Place
Nashville, Tenn. 37205

Send Tax bills:
Same as new owner

Map & Parcel:
GO-400
25-8-83,1

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

Map 26-14
Par. 41 Js

BOOK 6658 PAGE 649

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS: THAT
COUNTY OF DAVIDSON §

EXXON CORPORATION, a New Jersey corporation (successor by merger to Humble Oil & Refining Company), having an office at 800 Bell Street, Houston, Texas 77002, hereinafter called "Grantor," for and in consideration of the sum of One Hundred Twenty-six Thousand One Hundred and No/100 Dollars ($126,100.00) cash to it in hand paid by CHARLES E. COOKE and G. EDWARD COOKE, 4425 Warner Place, Nashville, Tennessee 37205, hereinafter called "Grantee" (whether one or more), 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, all that certain tract or parcel of land (the "Property") lying and being in the Eleventh Councilmanic District, 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.

Grantee acknowledges that the Property described herein has been used as a service station for the storage, sale, transfer, and distribution of motor vehicle fuel, petroleum products or derivatives containing hydrocarbons, and that such fuel, products or derivatives may have been spilled, leaked, or otherwise discharged onto or into the 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 heirs 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 title to the Property unto the said Grantee, Grantee's heirs 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 signed and sealed this deed this 5th day of September, 1985, but EFFECTIVE as of the 17th day of September, 1985.

ATTEST:

B. P. Pierce
Assistant Secretary

EXXON CORPORATION

By: John B. Turner, Jr.
Vice President

FORM APPROVED

A-6

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration for this transfer or value of property (whichever is greater) is $126,100.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

CHARLES E. COOKE

G. EDWARD COOKE

Sworn to and subscribed before me this 17th day of September, 19 85.

Notary Public in and for
Davidson County, Tennessee
My commission expires: 1-18-87

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 CORPORATION, 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 5th day of September, 1985.

Notary Public, State of Texas

My commission expires:

MARY M. DAVENPORT
Notary Public in and for State of Texas
My Commission Expires 10-25-86

A-101

SP 376
Goodlettsville, TN

EXHIBIT "A" TO SPECIAL WARRANTY DEED FROM EXXON CORPORATION TO CHARLES E. COOKE AND G. EDWARD COOKE

Being a parcel of land in the City of Goodlettsville, the Eleventh Councilmanic District, Davidson County, Tennessee, located in the southeast quadrant of Dickerson Pike (Highway 41 and 31W) and Two Mile Parkway, being part of Goodlettsville Plaza, formerly part of the Roscoe Drake property and being more particularly described as follows:

BOOK 6658 PAGE 652

BEGINNING at a point in the southerly margin of Two Mile Parkway, said point being 149 feet, more or less, from the easterly margin of Dickerson Pike, said point also being a northwest corner to the Goodlettsville Plaza Shopping Center, and the southeast corner of the taking deed by the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 4267, Page 37, R.O.D.C.;

THENCE, leaving said Two Mile Parkway with a westerly line to said Goodlettsville Plaza, S 15° 07' W, 150 feet to an iron pin;

THENCE, continuing with said Goodlettsville Plaza property S 88° 30' W, 150.0 feet to an iron pin in the easterly margin of Dickerson Pike;

THENCE, with said margin in a northeasterly direction with a curve to the left, 111.3 feet to a point, said curve having a radius of 2,905 feet, a central angle of 2° 11' 43", a tangent distance of 55.66 feet and a chord of N 15° 57' 49" E, 111.3 feet;

THENCE, continuing with said margin with a curve to the right 64.0 feet to a point in the southerly margin of Two Mile Parkway, said curve having a radius of 50.0 feet, a central angle of 73° 19' 21", a tangent distance of 37.22 feet and a chord of N 51° 33' 19" E, 59.7 feet;

THENCE, with said margin of Two Mile Parkway, N 88° 13' E, 111.4 feet to the point of beginning.

Containing 0.5 acre, more or less.

Being part of the property conveyed to Humble Oil & Refining Company by deed dated March 20, 1964 from H. A. Swift et al, of record in Book 3704, Page 312, Register's Office for Davidson County, Tennessee.

Humble Oil & Refining Company, a Delaware corporation, merged into Exxon Corporation, a New Jersey corporation, effective as of the beginning of January 1, 1973.

37187

IDENTIFICATION REFERENCE

SEP 17 2 34 PM '85

FELIX Z. 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 6658 PAGE 653

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

126100.00- CAMT.
327.86 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 340.36-
7802A09/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

37.187.

IDENTIFICATION/REFERENCE

SEP 17 2 34 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 173514