Map 51-08 Parcel 145 #30405

CORPORATE FORM

SPECIAL

WARRANTY DEED

MST Tract Reference: _____

THIS INDENTURE, made and entered into this 25th day of October 19 85, by and between

THE SOUTHLAND CORPORATION,

a corporation organized and existing under and by virtue of the laws of the State of Texas, party of the first part, and KIMBRO OIL COMPANY, with an address of 2200 Clifton Road, Nashville, Tennessee 37203

BOOK 6635 PAGE 587

party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars (10.00), cash in hand paid, and other good and valuable considerations, 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 Nashville County of Davidson State of Tennessee:

See Exhibit "A" and Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any w appertaining unto the said party of the second part, its heirs, or successors 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 the title and quiet possession to the aforedescribed real estate it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

Whenever the word "party" is used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur l they shall be construed according to their proper gender and number according to the context of this instrument.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the d year first above written.

ATTEST: Bryan T. Stratton
Assistant Secretary

THE SOUTHLAND CORPORATION

By: John H. Rodgers
Vice President

STATE OF TEXAS COUNTY OF DALLAS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared John H. Rodgers with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of THE SOUTHLAND CORPORATION the within named bargainor, a corporation, and that he as such Vice President 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 Official Seal at office this 25th day of October 1985

Mary Jo Tschachter
MARY JO TSCHACHTER, Notary Public
in and for the State of Texas

My Commission expires: (FOR RECORDING DATA ONLY) My Commission Expires 8/16/88

Property address 1209 South Gallatin Road, Nashville, Tennessee

Mail tax bills to: (Person or Agency responsible for payment of taxes) Owner
Kimbro Oil Company
2200 Clifton Road
Nashville, TN 37203

This instrument prepared by:
Stuart A. Rains, Esq.
2828 N. Haskell Ave.
Dallas, TX 75204

State tax	$
Register's fee	.50
Recording fee	4.00
Total	

T.C. #

Return to:

I, or we, 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 $ 275,000, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Assistant Secretary

Subscribed and sworn to before me this 29th day of October 19 85

Notary Public

Comm. Exp. 5-31-89

Form 39 Revised 9/20/83

Mid-South Title Insurance Corporation

P. O. BOX 432, MEMPHIS, TENN.

1466

30405

BOOK 6695 PAGE 588

Exhibit A

Land in the 11th Civil District of Davidson County, Tennessee, according to an unrecorded survey by G. Barry Greer, Surveyor License No. 271, dated August 4, 1978, and described as follows: Beginning at a point on the east margin of Gallatin Pike, 133 feet more or less south of the right-of-way intersection with Due West Avenue; thence leaving Gallatin Pike, South 68 degrees 15' East 100.00 feet to a point; thence South 63 degrees 04' East 41.28 feet to a point; thence North 23 degrees 27' East 187.18 feet to the south right-of-way of Due West Avenue; thence with said south right-of-way, South 87 degrees 30' East 21.41 feet to a point; thence leaving Due West Avenue, South 23 degrees 27' West 150.00 feet to a point; thence South 87 degrees 30' East 75.00 feet to a point; thence South 23 degrees 27' West 160.17 feet to a point; thence North 79 degrees 50' West 229.71 feet to a point on the right-of-way of Gallatin Pike; thence with Gallatin Pike, with a curve to the right having a radius of 17,138.00' and length of 98.99 feet to a point; thence North 67 degrees 30' 30" West 5.00 feet to a point; thence with a curve to the right having a radius of 17,143.00' and length of 41.89 feet to the point of beginning.

BEING AND INTENDED TO BE the same real estate conveyed to The Southland Corporation by Deed dated October 31, 1984, recorded on October 22, 1985, in Book 6688, Page 904, in the Register's Office of Davidson County, Tennessee.

SUBJECT TO current taxes and assessments not delinquent and taxes and assessments for subsequent years; covenants, restrictions, reservations, rights, rights-of-way and easements of record; zoning ordinances or statutes and building, use and occupancy restrictions of public record.

IDENTIFICATION REFERENCE

48617

FELIX Z. WILSCHUTZ REGISTER
DAVIDSON COUNTY, TN

OCT 29 4 05 PM '85

1544

BK 6131

OFF REC

OFFICIAL RECORD

BOOK 6695 PAGE 589

41-037-010
30405

EXHIBIT "B"

BOOK 6131 PAGE 611

All right, title and interest in that certain Easement granted Cities Service Company, dated April 30, 1980, by the Metropolitan Government of Nashville and Davidson County, recorded in Book 5620, Page 337 Records of Davidson County, Tennessee, granting an ingress-egress easement over the following described tract of land:

Beginning at an iron pin marking the northwesterly corner of Nashville Electric Service property as recorded in Deed Book 2044, Page 77, R.O.D.C.; said iron pin also lies on the southerly right-of-way of Due West Avenue and is located approximately 170 feet from the easterly right-of-way of Gallatin Road; thence from beginning point along the southerly right-of-way of Due West Avenue S 87° 30' E 18.59 feet to a point; thence leaving said right-of-way S 2° 30 W 10.00 feet to a point; thence S 68° 51' W 89.05 feet to a point on the westerly line of said Nashville Electric Service property; thence along said line N 23° 35' E 87.00 feet to the point of beginning; said tract contains 0.013 acres more or less.

H 7: 1: 8 7. 3

IDENTIF. REFERENCE

Sep 7 8 26 AM '83

FELIX Z. [illegible]
DAVIDSON COUNTY, TN

[illegible]

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6695 PAGE 590

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
			2750[illegible]	
			715.00	CASH
			.50	[illegible]
			9.00	[illegible]
				CHECK 726.50

1466A10/29/85 3AL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46617

IDENTIFICATION REFERENCE

Oct 29 4 05 PM '85

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 186799