THIS INSTRUMENT PREPARED BY:
TROUTMAN, SANDERS, LOCKERMAN
& ASHMORE (Moorhead)
Suite 1600
One Ravinia Drive
Atlanta, Georgia 30346

LIMITED WARRANTY DEED

BOOK 6738 PAGE 95

Address of New Owner(s):	Send Tax Bills to:	Map-Parcel Nos:
Welton-McKnight Land Enterprises c/o John Jewell, III 2410 Charlotte Avenue Nashville, Tennessee 37209	Same	102/14110 Field Book No. 80Z0577D

THIS INDENTURE, made this 1st day of November, 1985, between PUBLIX OIL COMPANY, INC., a Tennessee corporation (hereinafter referred to as "Grantor") and WELTON-MCKNIGHT LAND ENTERPRISES, a Tennessee general partnership having French R. McKnight, Jr., and Welton Investments, a Tennessee general partnership as its only general partners (hereinafter referred to as "Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of TEN DOLLARS ($10.00) to Grantee in hand paid by Grantor, the receipt, adequacy and sufficiency whereof are hereby acknowledged, hereby sells and conveys unto Grantee, its successors and assigns forever, that certain tract of land (the "Property") situated and being in the County of Davidson, State of Tennessee, and being more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein.

TO HAVE AND TO HOLD the Property, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to Grantor, its successors and assigns, forever; and Grantor, its successors and representatives, do covenant and agree to and

with Grantee, its successors or assigns, that Grantor is lawfully seized in fee of the Property; that the Property is free of all encumbrances except for those matters set forth in Exhibit "B" attached hereto and by this reference made a part hereof, that Grantor has good right to sell and convey the Property to Grantee as aforesaid; and that Grantee shall warrant and defend title to the Property against all loss or claim by, through or under Grantor.

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness

Witness

"GRANTOR"

PUBLIX OIL COMPANY, INC.

By: _____

Its: President

Attest: _____

Its: _____

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $160,000.00. This is equal to or greater than the amount which the property would bring at a fair and voluntary sale.

Affiant

Sworn to and ascribed before me this 1st day of November, 1985.

Notary Public

[NOTARIAL SEAL]

My Commission Expires:
1-18-87

STATE OF TENNESSEE)
) ss.
COUNTY OF DAVIDSON)

BEFORE ME, a notary public in and for said State and County, duly commissioned and qualified, personally appeared Lionel B. Wilde and _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be the President and _____, of Publix Oil Company, Inc., the within named Grantor, a Tennessee corporation, and that they, as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such President and _____.

WITNESS my hand this 1st day of November 1985.

Notary Public

[NOTARIAL SEAL]

My commission expires:
1-18-87

EXHIBIT "A"

TRACT 1:
Land in Davidson County, Tennessee, being Lot No. 1 on the plan of Sinclair Park, as of record in Book 4060, page 134, Register's Office, Davidson County, Tennessee, described as follows:

Beginning at a point which is a concrete monument in the south right-of-way line of Charlotte Pike, said point being in the turnout of Davidson, formerly Willianne Drive, and being approximately 40 feet from the centerline of Charlotte Pike, and proceeding as follows: North 72 degrees 26 minutes east, a distance of 100.0 feet to a point in the south right-of-way line of Charlotte Pike; thence south 17 degrees 34 minutes east, a distance of 150.0 feet to a point; thence south 72 degrees 26 minutes West, a distance of 153.2 feet to a point in the east right-of-way line of Davidson Drive, said point being approximately 30 feet from the center line of Davidson Drive, thence in a northerly direction around a 891.80 foot radius curve to the left, said curve being in the east right-of-way line of Davidson Drive, a distance of 74.97 feet to a concrete monument; thence north 17 degrees 34 minutes west along the east right-of-way line of Davidson Drive, a distance of 25.0 feet to a concrete monument; thence around a 50-foot radius curve to the right along the east right-of-way line of Davidson Drive, a distance of 78.52 feet to the point of beginning.

Being the same property conveyed to Publix Oil Company, Inc. by deed from Lionel B. Wilde and wife Anne B. Wilde of record in Book 5930, page 362, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

(No. 19 - Tract 1)

1. Taxes for 1986 and subsequent years.

2. Ten-foot public utility easement along rear line of premises, 15-foot minimum setback line from Charlotte Pike and Davidson Drive, and conditions of owner's certificate, as shown on plan of record in Book 4060, page 134, Register's Office for Davidson County, Tennessee.

3. The survey made by Alley, Young & Baumgartner, Inc., Job No. 8596, dated July 24, 1985 shows the following: (1) Four asphalt driveways, two off of Charlotte Pike and two off of Davidson Road; (2) Power pole located along the south property line which supplies overhead electric service to building. Assume underground water service to building from water meter (not able to determine where water line enters the building), also power pole located at the northeast corner of property; (3) Walls are independent. A 10-foot utility easement runs along the south property line; (4) Pay telephone on the southwest corner of the tract; (5) A sign on the southwest corner of the tract; and (6) A sign on the northwest corner.

RUSH

6 | 9 3 4

IDENTIFICATION REFERENCE

Dec 17 2 41 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6738 PAGE 100

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
			1600 .50- CAPITL 416.00 CSTAX .00 PRFEE 15.00 WDEED CHECK 431.50- 7463A12/17/86 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 9 3 4

IDENTIFICATION REFERENCE

DEC 17 2 21 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 202415