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

LIMITED WARRANTY DEED

BOOK 6738 PAGE 105

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	133/15114 Field Book No, 6DA36768

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: Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $ 160,000 . This is equal to or greater than the amount which the property would bring at a fair and voluntary sale.

BOOK 6738 PAGE 107

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 R. 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"

Parcel 2:
Land in the 6th Civil District of Davidson County, Tennessee, at the northwesterly corner of Nolensville Road (U.S. 31-A and U.S. 41-A) and Elysian Fields Road, described as follows:

Beginning at a mark in concrete at a point where the Southwest margin of Nolensville Road intersects the Northwest margin of Elysian Fields Road; thence with said Southwest margin of Nolensville Road , North 43 degrees 9 minutes West 150.0 feet to an iron pin, thence with a southeasterly line of the property conveyed to Franklin L. Turner, Trustee, by deed from Ruth M. Loftin, as of record in Book 3888, page 878, Register's Office for said County, South 53 degrees 00 minutes West 150.0 feet to an iron pin in the northerly corner of the property conveyed to John L. Hendry, IIIand Robert L. Merritt by deed from Franklin L. Turner, Trustee as of record in Book 3990, page 425, Register's Office for said County; thence with said Hendry & Merritt's northeasterly line, South 43 degrees 9 minutes East 150.0 feet to an iron pin in the northwesterly margin of Elysian Fields Road; thence with said margin of Elysian Fields Road, North 53 degrees 00 minutes East 150.0 feet to the beginning.

Being the same property conveyed to Publix Oil Company, Inc. by deed from Lionel B. Eilde and wife Anne B. Wilde of record in Book 5930, page 370, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

(No. 17 - Parcel 2)

1. Taxes for 1986 and subsequent years.

2. Any liability arising out of the Agreement between the Board of Zoning Appeals, Sinclair Refining Company and H. W. Loftin, dated December 8, 1958, in Book 2857, page 400, having to do with the location of certain improvements being built.

3. Permit was granted to Southern Bell Telephone and Telegraph Company by Harry W. Loftin and wife as of record in Book 2878, page 136, Register's Office, Davidson County, Tennessee, being the right to maintain one stub pole, certain guy wires and guy wire easement on the property in question.

4. Easement of record in Book 4207, page 325, Register's Office, Davidson County, Tennessee.

5. Easement of record in Book 4217, page 472, Register's Office, Davidson County, Tennessee.

6. The survey made by Alley, Young & Baumgartner, Inc., Job No. 8594, dated August 1, 1985 shows the following: (1) Four concrete driveways, two off of Nolensville Road and two off of Elysian Fields. Underground storm sewer pipe across the southeast corner of property; (2) Traffic light control pole located at southeast corner of property. Overhead electric service from power pole to existing building. Underground gas service from main gas line to building. Assumed underground water service from water meter to building (not able to determine where water line enters the building); (3) Water meter on the southwest corner.

7465 4217 431.35 [illegible]
6.1.9.3.6
IDENTIFICATION REFERENCE
DEC 17 2 22 PM '85
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

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

RECEIVED OF _____

FOR _____

BOOK 6738 PAGE 110

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

160" .00- CO11,
416.00 CO1TX
.50 PRFE
15.00 MOR D
CHECK 431.50-
7465A12/17/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 9 3 6

IDENTIFICATION REFERENCE

Dec 17 2 22 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 202417