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

LIMITED WARRANTY DEED BOOK 6738 PAGE 111

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	106/1147 Field Book No. 2DA62650

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:

"GRANTOR"

PUBLIX OIL COMPANY, INC.

Witness

By: _____
Its: _____

Witness

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"

Parcel 3:
Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of The Lewis Property, Resubdivision of Lots Nos. 1 and 2, as recorded in Book 4470, page 103, Register's Office Davidson County, Tennessee, described as follows:

Beginning at a concrete highway marker at the intersection of the South margin of Rundle Road and the West margin of Fesslers Lane, said point being the northeast corner of said Lot No. 1; thence with the westerly margin of Fesslers Lane, South 10 degrees 59 minutes West 172.40 feet to an iron pin; thence leaving said margin of Fesslers Lane, North 79 degrees 19 minutes 48 seconds West 144.93 feet to an iron pin; thence North 11 degress 00 minutes east 212.10 feet to a concrete monument in the South margin of Rundle Road; thence with the South margin of Rundle Road, South 63 degrees 59 minytes East 150 feet to the point of 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 374, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

(No. 15 - Parcel 3)

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1. Taxes for 1986 and subsequent years.

2. Plan of record in Book 4470, page 103, said Register's Office for Davidson County, Tennessee, shows an Owner's certificate, a 10-foot public utility and drainage easement along the westerly line of premises, a 15-foot minimum building setback line from Rundle Road, a 15-foot minimum building setback line from Fesslers Lane and an easement for ingress and egress described as follows: Beginning at the southeast corner of Lot 1; thence North 79 degrees 19 minutes West, a distance of 67 feet; thence North 47 degrees 45 minutes East, a distance of 38 feet; thence North 61 degrees 55 minutes East, a distance of 57 feet; thence South 10 degrees 59 minutes West, a distance of 66.0 feet to the point of beginning, containing 2476 square feet or 0.057 acres, more or less.

3. Easements for construction of sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee by grant from Sinclair Refining Company of record in Book 4145, pages 443 and 449, Register's Office for Davidson County, Tennessee.

4. Non-exclusive right of ingress and egress across premises granted Tom James of America, Inc. by deed from Atlantic Richfield Company of record in Book 4779, page 979, Register's Office for Davidson County, Tennessee.

5. The survey made by Alley, Young & Baumgartner. Inc., Job No. 8595, dated July 30, 1985 shows the following: (1) Four concrete driveways, two off of Rundle Road and two off of Fesslers Lane. A sanitary sewer line running along the north and west property lines, with manholes; (2) Power pole located at the southwest corner of building. Overhead electric service from power pole to existing building. Assume underground water service from main water meter to building (not able to determine how water line runs under property); (3) Walls are independent. Ingress and egress easement of the southeast corner of property. A 10-foot utility and drainage easement along west property line; (4) Sign on the northwest corner; (5) Manholes in the northwesterly side of the tract.

6193.7
IDENTIFICATION REFERENCE
Dec 17 2 22 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 116

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[illegible]0- CASH
416.00 DSTAX
.60 RREC
15.00 MREC
CHECK 431.50-
746641 2/17/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 9 3 7.

IDENTIFICATION REFERENCE

DEC 17 2 22 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 202418