This instrument prepared by:
Douglas A. Grace
Grafe, Kelly, Herbert & Crewford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
163-0-203	Kimbro Oil Company P. O. Box 23089 Nashville, TN 37202	New Owner BOOK 6770 PAGE 690
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

WAUGH DEVELOPMENT CORP., INC., a Texas corporation

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KIMBRO OIL COMPANY

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF

IDENTIFICATION REFERENCE

7.17.95

JAN 27 | 43 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except 1986 taxes which have been prorated and assumed by Grantee.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 22nd day of January, 1986

ATTEST:
Carole L. Waugh
Secretary-Treasurer

WAUGH DEVELOPMENT CORP., INC.
BY:
Thomas L. Waugh, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, Tennessee, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

BOOK 6770 PAGE 691

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

_____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 240,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 1986.

MY COMMISSION EXPIRES: _____ (AFFIX SEAL) Notary Public

WARRANTY DEED

FROM

WAUGH DEVELOPMENT CORP., INC.

TO

KIMBRO OIL COMPANY

BX 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF ~~TENNESSEE~~ OKLAHOMA)
COUNTY OF ~~DAVIDSON~~ GREEK)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas L. Waugh and Carole L. Waugh, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the President and Secretary-Treasurer respectively, of Waugh Development Corp., Inc., a corporation, the bargainor, and that they, as such President and Secretary-Treasurer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Thomas L. Waugh as such President, and attesting the same by the said Carole L. Waugh as such Secretary-Treasurer. Witness my hand and official seal at Tulsa, Oklahoma, ~~Tennessee~~, this the 22nd day of January, 1986.

My commission expires: May 24, 1989

Notary Public

Being two tracts of land in Davidson County, Tennessee, described as follows:

TRACT I: Land in the 5th Civil District of said County, being Cloverleaf Estates, Section 3, Lot 3, as of record in Book 4460, page 112, Register's Office for said County, and more particularly described according to a survey of A & A Engineers, Inc., dated March 24, 1983, as follows:

BEGINNING at a monument (iron pin in concrete) located in the northeast corner of the referenced lot and being 40.0 feet west of the center line of New Cane Ridge Road and 230 feet south of the center line of Bell Road along the westerly right of way of New Cane Ridge Road and proceeding as follows: In a southerly direction along the west right of way of New Cane Ridge Road, south 0 degrees 31 minutes east a distance of 175.83 feet to a concrete monument; thence, leaving said right of way and continuing along the right of way of Canewood Drive in a southwest direction along a curve to the right having a radius of 25 feet a distance of 39.27 feet to a monument iron pin in concrete; thence continuing along the northerly right of way of Canewood Drive along a curve to the right having a radius of 1753.6 feet a distance of 115.05 feet to a concrete monument; thence leaving said proposed right of way north 0 degrees 31 minutes west a distance of 199.99 feet to a concrete monument; thence along a portion of the southerly boundary of Cloverleaf Estates, Section 1 as recorded in Book 3700, page 99, Register's Office for said County, south 89 degrees 19 minutes east a distance of 140 feet to the point of beginning.

Being part of the property conveyed to Waugh Development Corp., Inc., a Texas corporation, by deed from Bobby G. Lawson and wife, Sheila Lawson, as of record in Book 6539, page 181, Register's Office for said County.

TRACT II: Land in the 5th Civil District of said County, being a portion of Metropolitan Tax Map Parcel 163-201, and more particularly described as follows:

BEGINNING at a concrete monument at the southwesterly corner of Lot 3 of Cloverleaf Estates, Section 3, as of record in Book 4460, page 112, Register's Office for said County; thence

1) North 86 degrees 44 minutes 30 seconds W, a distance of 90.17 feet to an iron pin; thence

2) North 0 degrees 31 minutes W, a distance of 195.89 feet to an iron pin at the southwest corner of Lot 1 of Cloverleaf Estates, Section 1, as of record in Book 3700, page 99, Register's Office for said County; thence

3) Along the southerly boundary of said Lot 1, Cloverleaf Estates, Section 1, south 89 degrees 19 minutes east a distance of 90.0 feet to a concrete monument at the northwesterly corner of said Lot 3 of Cloverleaf Estates, Section 3; thence,

4) Along the westerly boundary of said Lot 3, Cloverleaf Estates, Section 3, south 0 degrees 31 minutes east, a distance of 199.9 feet to the point of beginning, and being .409 acres more or less.

Being the same property conveyed to Waugh Development Corp., Inc., a Texas corporation, by deed from First American National Bank of Nashville, as Trustee under the Last Will and Testament of Robert A. McDowell, Sr., as of record in Book 6505, page 386, Register's Office for said County.

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

RECEIVED OF _____

FOR _____ BOOK 6770 PAGE 693

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

[illegible] CANT.
684.00 COTAX
.80 PRFEE
9.00 MDEED
CHECK 693.80-
9455A01/27/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.17.95

IDENTIFICATION REFERENCE

JAN 27 1 43 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 214128