Address of new owner:
Donald R. Sadler
113 Carriage Drive
Nashville, Tennessee

Send tax bills:
Same as new owner

Map & Parcel No.
9D-2875
127-79.1 th

BOOK 6800 PAGE 425

THIS INSTRUMENT PREPARED BY:
Mary Trueheart Walker, Counsel
Exxon Company, U.S.A.
(a division of Exxon Corporation)
P. O. Box 2567
Houston, Texas 77252-2567

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS: THAT
COUNTY OF DAVIDSON §

EXXON CORPORATION, a New Jersey corporation having an office at 800 Bell Street, Houston, Texas 77002, hereinafter called "Grantor," for and in consideration of the sum of Eighty-two Thousand Five Hundred and No/100 Dollars ($82,500.00) cash to it in hand paid by DONALD R. SADLER, 113 Carriage Drive, Nashville, Tennessee 37221; and MICHAEL R. SADLER, 443 Thunderbird Court, Nashville, Tennessee 37209, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, subject to the further provisions of this Deed, all that certain tract or parcel of land (the "Property") lying and being in the County of Davidson, State of Tennessee, being more particularly described in Exhibit "A," attached hereto and incorporated herein for all purposes.

This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record and all laws, regulations and restrictions, including building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the above-described Property.

Grantee acknowledges that the Property described herein has been used as a service station for the storage, sale, transfer, and distribution of motor vehicle fuel, petroleum products or derivatives containing hydrocarbons, and that such fuel, products or derivatives may have been spilled, leaked, or otherwise discharged onto or into the Property.

03/10 837.00- CHECK

1593

Ad valorem taxes and special assessments, if any, against the Property herein conveyed for the current year shall be prorated between Grantor and Grantee as of the effective date hereof, and Grantee hereby assumes and agrees to pay same.

TO HAVE AND TO HOLD the above-described Property, together with the appurtenances, estate, title and interest thereto, unto the said Grantee, Grantee's legal representatives, heirs and assigns, forever, subject to the provisions hereof, and in lieu of all other warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the Property unto the said Grantee, Grantee's legal representatives, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed this 28th day of February, 1986, but EFFECTIVE as of the 10th day of March, 1986.

ATTEST:

B. P. Pierce
Assistant Secretary

A-6

EXXON CORPORATION

By: John B. Turner, Jr.
Vice President

FORM APPROVED

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, a Notary Public of the State and County aforesaid, personally appeared JOHN B. TURNER, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of EXXON CORPORATION, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, 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 seal of office in Harris County, Texas this 28th day of February, 19 86.

Mary M. Davenport
Notary Public, State of Texas

My commission expires:
MARY M. DAVENPORT
Notary Public in and for State of Texas
My Commission Expires 10-25-86

A-101

STATE OF TENNESSEE §
§
COUNTY OF Davidson §

The actual consideration for this transfer or value of property (whichever is greater) is $82,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Donald R. Sadler
Donald R. Sadler

Michael R. Sadler
Michael R. Sadler

Sworn to and subscribed before me this 10th day of March, 1986.

Sandra L. Blocher
Notary Public in and for
Davidson County, Tennessee

My commission expires:
1-18-87

SP 441
Nashville, TN

EXHIBIT "A" TO SPECIAL WARRANTY DEED FROM EXXON CORPORATION TO DONALD R. SADLER AND MICHAEL R. SADLER

All the following tract or parcel of land in the Ninth Civil District of Davidson County, Tennessee, described according to a survey made by Wm. C. Parrish, Engineers, March 30, 1964, as follows:

BOOK 6800 PAGE 428

Beginning at a concrete right of way monument at the southwest corner of U. S. Hwy. 70S and Interstate I-40; thence with the right of way of said 70S around a curve having a radius of 788.90 feet in a northwesterly direction 200.10 feet to an iron stake; thence south 14° 39' west 125 feet to an iron stake; thence south 55° 15' east 200 feet to a concrete right of way monument in a chain link fence being on the westerly right of way of said Interstate I-40; thence north 17° 20' east 152.05 feet to the beginning.

Being the same land as described in that Certain Warranty Deed dated September 3, 1964 from Edward M. Polk, Grantor, to Humble Oil & Refining Company, Grantee, as noted in Book 109 page 838 in the Register's Office of Davidson County, and recorded in Book 3808 page 667 of the Deed records of Davidson County, Tennessee.

Humble Oil & Refining Company, a Delaware corporation, merged into Exxon Corporation, a New Jersey corporation, effective as of the beginning of January 1, 1973.

8 1 8 3 7

IDENTIFICATION REFERENCE

MAR 10 12 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

FILE TICOR TITLE INSURANCE COMPANY

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

RECEIVED OF _____

FOR _____

BOOK 6800 PAGE 429

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

82500.CO- CAMT
214.50 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 227.00-
1593A03/10/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8: 1: 8 3 7:

IDENTIFICATION REFERENCE

MAR 10 12 23 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 225959