Prepared by Attorney
Ortale, Kelley, Herbert & Crawford
23rd Floor, L & C Tower
Nashville, Tennessee 37219

80436

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
To be assigned	Kimbro Oil Company P. O. Box 23089 Nashville, TN.	New Owner BOOK 6802 PAGE 884
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 all of which is hereby acknowledged, and in further consideration of the assumption of, and agreement by the grantee herein to pay the principal balance now due, plus future interest, on a certain note dated December 8, 1977, in the original principal sum of $85,000.00, payable to First American National Bank of Nashville, in monthly installments as set out in said note, with interest as set forth therein, and being secured by a deed of trust executed by Harlon J. Kimbro and wife, Helen S. Kimbro to John E. Donovan, Trustee, as of record in Book 5235, page 11,

HARLON J. KIMBRO, SR., and wife, HELEN S. KIMBRO 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.

82564

IDENTIFICATION REFERENCE

MAR 12 3 56 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.

CHECK

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 12 day of March, 19 86

Harlon J. Kimbro, Sr.

Helen S. Kimbro

2468

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Harlon J. Kimbro, Sr., and wife, Helen S. Kimbro

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

Witness my hand and official seal at Nashville, Tennessee, this, the 26 day of March, 19 86.

Margaret M. Solomon
Notary Public

My commission expires:
July 27, 1986

BOOK 6802 PAGE 885

STATE OF TENNESSEE
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

$ 223,000.00

Kobe Kimbro, Treasurer
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF March, 19 86

MY COMMISSION EXPIRES: 7-27-1986 (AFFIX SEAL)

Margaret M. Solomon
Notary Public

WARRANTY DEED

FROM

HARLON J. KIMBRO, SR.

AND WIFE, HELEN S. KIMBRO

TO

KIMBRO OIL COMPANY

Bdy 36

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted, and who upon oath acknowledged _____ to be the _____ and _____, respectively, of _____, a corporation, the bargainor, and that _____, as such _____ and _____, 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 _____ as such _____, and attesting the same by the said _____ as such _____.

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

My commission expires: _____
Notary Public

EXHIBIT "A"

A parcel of land in the Sixth Civil District of Davidson County, Tennessee, which is shown as an unnumbered tract on the Plan of Whispering Hills, Section V, as of record in Book 3300, page 11, Register's Office for said County, and described according to a copy of a survey thereof made in October, 1961, by Wm. Collier Parish Associates, as follows:

BEGINNING at a concrete monument in the westerly right of way (40 feet from center line) of the Nolensville Road and the northerly right of way of Northcrest Drive; thence with the northerly right of way of Northcrest Drive, as follows: South 62° 12' west 10 feet to a point which is 0.15 feet northerly from a concrete witness monument; thence with a curve in said right of way, radius 25.95 feet, southwesterly 41.41 feet to a concrete monument at the end of curve; thence with a curve to the right, radius 223.90 feet, westerly 136.25 feet to a concrete monument at the end of the curve; thence north 81° 30' west 112.47 feet to to an iron stake in the said right of way and at southwest corner of said parcel; thence leaving Northcrest Drive, north 30° 40' west, 68.34 feet to an iron stake at the northwest corner of said parcel; thence north 56°50' east 250 feet to a concrete monument on the westerly right of way of Nolensville Road; thence with said right of way, southerly with a curve (radius 2646.0 feet) to the right, 175.88 feet to the point of beginning.

LESS AND EXCEPT a portion of the above above described property acquired by the State of Tennessee by Final Judgment in Case No. A-316, 6th Circuit Court of Davidson County, Tennessee, The State of Tennessee, et al, Petitioner vs. American Oil Company, et al, defendants, more particularly described as follows:

BEGINNING at a point in the condemnee's northeast corner and runs with the present west right of way line of Nolensville Road southerly 175 feet to a point; thence in a southwesterly direction with said right of way line 10 feet to a point; thence with the margin of Northcrest Drive on a curve to the right 55 feet to a point; thence with a curve to the left having a radius of 31 feet an arc distance of 51 feet to a point; thence with a line which is west of and at all points 64 feet from the centerline of present State Route #11 in northerly direction 164 feet to a point in the condemnee's North boundary line; thence with said boundary line, north 62° 51' east, 24 feet to the point of beginning, containing 0.10 acres, more or less, and being a part of the same land conveyed to the American Oil Company, a Maryland corporation, by deed from S.P.D. of Tennessee, Inc., as of record in Book 3316, page 117, Register's Office for said County.

SUBJECT to slope and drainage easements acquired by the State of Tennessee by said Final Judgment, more particularly described as follows:

THERE is also hereby condemned an easment for a slope lying west of and adjacent to the above described right of way, as shown on the plans, containing 470 square feet, more or less, and more particularly described as follows:

BEGINNING at the northwest corner of the above described parcel; thence with the line which is west of and at all points 64 feet from the centerline of present State Route #11 in a southeasterly direction 164 feet to a point of compound curvature 64 feet to the left of Station 321 + 61; thence with a curve to the right with a radius of 31 feet an arc distance of 51 feet, more or less, to the north line of Northcrest Drive; thence with a curve to the right with a radius of 31 feet, more or less, an arc distance of 51 feet, more or less, to a point; thence northwest to a point

66 feet, more or less, to the left of Station 322 + 00; thence to a point 68 feet, more or less to the left of Station 322 + 50; thence to a point 66 feet, more or less, to the left of Station 323 + 00; thence to a point in American Oil Company's north line 67 feet, more or less, to the left of the centerline survey; thence with said north line, north 62° 51' east 3 feet, more or less, to the point of beginning.

THERE is also hereby condemned an easement for drainage located west of and adjacent to the southerly end of the above described right of way, as shown on the plans, containing 525 square feet, more or less.

Being part of the property conveyed to Harlon J. Kimbro and E. S. Oakley by deed of record in Book 4388, page 190, Register's Office for said County, the said E. S. Oakley having conveyed his interest to Harlon J. Kimbro, by deed of record in Book 4430, page 913, Register's Office.

Helen S. Kimbro joins in this instrument for the purposes of conveying any and all right, title and interest she may have in and to the above described property.

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

RECEIVED OF _____

FOR _____ BOOK 6802 PAGE 888

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
			223000 CO-	CONT.
			579.80	CSTAX
			.50	PRFEE
			12.00	WDED
				CHECK 592.30-
			2465A03/12/86	BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

825644

IDENTIFICATION REFERENCE

MAR 12 3 36 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 226790