Address of New Owner:
Vittahal K. Patel
741 Murfreesboro Rd.
Nashville, Tennessee

Send tax bills:
Same

Map & Parcel No.
93-9-#6 pt.
9W-3085

BOOK 6837 PAGE 741

THIS INSTRUMENT PREPARED BY:
Carl P. Favre, Attorney
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 One Hundred Ninety-five Thousand and No/100 Dollars ($195,000.00) cash to it in hand paid by VITTAHAL K. PATEL and HEMLATA V. PATEL, husband and wife, 741 Murfreesboro Road, Nashville, Tennessee 37210, 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.

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 8th day of April, 1986, but EFFECTIVE as of the 24th day of April, 1986.

ATTEST:

B. P. Pierce
Assistant Secretary

A-60114

EXXON CORPORATION

By: John B. Turner, Jr.
Vice President

STATE OF TEXAS §
§
COUNTY OF HARRIS §

BOOK 6837 PAGE 743

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 8th day of April, 1986.

NOTARY PUBLIC STATE OF TEXAS A-101

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

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration for this transfer or value of property (whichever is greater) is $195,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Vittahal K. Patel

Hemlata V. Patel

Sworn to and subscribed before me this 24th day of April, 1986.

Sandra L. Poucher
Notary Public in and for
Davidson County, Tennessee
My commission expires: 1-18-87

NOTARY PUBLIC STATE AT LARGE

SP 1619
Nashville, TN

EXHIBIT "A" TO SPECIAL WARRANTY DEED FROM EXXON CORPORATION TO VITTAHAL K. PATEL AND HEMLATA V. PATEL, HUSBAND AND WIFE

BOOK 5837 PAGE 744

Land in Davidson County, Tennessee, being lots 69 and 70 of Hynes' Addition, A Plan of which is of record in Minute Book "B", Page 85, Chancery Court of Davidson County, Tennessee.

Begin at a point in the North margin of Church Street at the radius return point on the west side of 14th Avenue; thence along Church Street, S 59° 15' 08" W 113.33 feet to the East margin of a dedicated alley; thence N 34° 26' 34" W 132.50 feet to a point; thence N 59° 15' 08" E 140 feet to a point in the West margin of 14th Avenue ; thence S 34° 26' 34" E, 105.83 feet to a point; thence along a curve to the right with a radius of 25 feet a distance of 40.88 feet to the point of beginning.

Being the same property conveyed to the Exxon Corporation, A New Jersey Corporation by deeds of record in Book 5107, Page 747, and Book 5107, Page 749, Register's Office for Davidson County, Tennessee.

94549

IDENTIFICATION REFERENCE

APR 24 2 27 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 6837 PAGE 745

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
			507.00	CSTAX
			.50	PRFEE
			12.00	WDEED
			CHECK	513.50-
			6724A04/24/86 DAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

9549

IDENTIFICATION REFERENCE

APR 24 2 27 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240730