Bk 8 Cq

WARRANTY DEED

BOOK 6837 PAGE 905

For and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration as hereinafter recited, receipt of all of which is hereby acknowledged, KOCH FUELS, INC, a Delaware corporation, (formerly known as Hudson Oil Company of Delaware, Inc.) has this day bargained and sold and does hereby transfer and convey unto SMM, INC. a Tennessee corporation, having its office at 308 Oakvale Drive, Brentwood, Tennessee 37027, its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED HERETO

SUBJECT TO nondelinquent, ad valorem taxes and current installments of special assessments not yet due and payable, to highways, rights-of-way, easements, rights, covenants, mineral reservations and licenses and restrictions of record generally, to zoning ordinances and other governmental limitations or matters which might be disclosed by an accurate inspection and architectural survey.

Being the same property conveyed to Hudson Oil Company of Delaware, Inc., a Delaware corporation, by deed of record in Book 3989, Page 759, Register's Office of Davidson County, Tennessee.

This is improved property known as 2705 Dickerson Road, Nashville, TN.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest belonging to the said SMM, INC., its successors and assigns, KOCH FUELS, INC. covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and the same is unencumbered except as hereinabove provided, excepting for 1986 ad valorem taxes which have been prorated and assumed by SMM, INC., further covenants and binds itself, its successors and assigns to warrant and forever defend the title to the said real estate to the said SMM, INC., its successors and assigns, against the lawful claims of all persons claiming by, through or under KOCH FUELS, INC.

WITNESS our hands this 22nd day of April, 1986, the corporate parties, if any, having caused their names to be signed by the duly authorized officers on said date.

KOCH FUELS, INC.

By Elton A Ellison
Elton A. Ellison
Its: Vice President

KOCH FUELS, INC. CORPORATE SEAL DELAWARE

ATTEST:

By Frederick J. Hansen
Frederick J. Hansen
Its: Secretary

THIS INSTRUMENT PREPARED BY:
Ronald D. Watson
Attorney
Koch Industries, Inc.
P. O. Box 2236
Wichita, KS 67201

ADDRESS NEW OWNER & SEND TAX BILLS:
SMM, Inc.
308 Oakvale Drive
Brentwood, TN. 37027

12DZ-430 60-15-57
12DZ-420 60-15-58

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

BOOK 6837 PAGE 907

The actual consideration or value, whichever is greater, for this transfer is $98,900.00.

Sworn to and subscribed before me this 22nd day of April, 1986.

Linda S. Schrader

Linda S. Schrader, Notary Public

My Commission Expires: February 12, 1990

STATE OF KANSAS)
) ss:
COUNTY OF SEDGWICK)

Before me, Linda S. Schrader, a Notary Public of the State and County aforesaid, personally appeared Elton A. Ellison, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Vice President of KOCH FUELS, INC., 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, at office in Wichita, Kansas.

Linda S. Schrader

Linda S. Schrader
Notary Public

My Commission Expires: February 12, 1990

APR 24 3 09 PM '86
FELIX J. WELSCH ET REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

94596

EXHIBIT "A"

2705 Dickerson Road
Nashville, TN
Station #206

Land in Davidson County, Tennessee, being part of Lot No. 59 on the Plan of Capitol View Subdivision, as of record in Book 974, Pages 52 and 53, Register's Office for said County, being Lot No. 1 and the southerly 48 feet front and 48.8 feet rear of Lot No. 2 on the Plan of the unrecorded subdivision of part of said Lot No. 59, described partly according to a survey made by John D. Kerr, County Surveyor for Rutherford County, Tennessee, April 1-4, 1953, and partly by survey made by Ralph W. C. Lambert, Surveyor, October 27, 1958, and revised November 1, 1958, as follows:

Beginning on the easterly margin of the Dickerson Road at the southwest corner of said Lot No. 59; thence with the easterly margin of said Road north 12 degrees 45 minutes east 98 feet to an iron pin; thence South 77 degrees 15 minutes east 197.4 feet to an iron pin on the westerly line of the property conveyed to C. M. Richmond and wife; by deed from C. Mack Richmond, Jr. and wife, of record in book 2697, page 55, said Register's Office; thence with said line South 1 degree 41 minutes west 59.2 feet to the soutehrly line of said Lot No. 59; thence with same north 87 degrees 54 minutes west 212.2 feet to the beginning.

Land in Davidson County, Tennessee, being part of Lot No. 59 on the Plan of Capitol View Subdivision as of record in Book 974, pages 52 and 53, Register's Office for said County, being the northerly 2 feet of Lot No. 2, all of Lots Nos. 3 and 4, and the southerly 38 feet of Lot No. 5 on the Plan of the unrecorded subdivision of part of said Lot No. 59, described partly according to a survey made by John D. Kerr, County Surveyor for Rutherford County, Tennessee, April 1-4, 1953, and partly by survey made by Ralph W. C. Lambert, Surveyor, October 27, 1958, and revised November 1, 1958, as follows: Beginning on the easterly margin of the Dickerson Road at an iron pin located 98 feet north of the southwest corner of said Lot No. 59; thence with the easterly margin of said road north 12 degrees 45 minutes east 140 feet to a spike; thence south 77 degrees 15 minutes east 170.7 feet to an iron pin on the westerly line of the property conveyed to C. M. Richmond and wife, by deed from C. Mack Richmond, Jr., and wife, of record in Book 2697, Page 55, said Register's Office; thence with said line south 1 degree 41 minutes west 142.2 feet to an iron pin; thence north 77 degrees 15 minutes west 197.4 feet to the beginning.

Being the same property conveyed to Hudson Oil Company of Delaware, Inc. by deed from Hudson Oil Company of Tennessee, Inc., a Kansas corporation, of record in Book 3989, Page 759, Register's Office for Davidson County, Tennessee.

By Restated Certificate of Incorporation, which instrument is of record in Book 6452, Page 920, Register's Office for Davidson County, TN, said Hudson Oil Company of Delaware, Inc. changed its name to Koch Fuels, Inc.

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

RECEIVED OF _____

FOR _____

BOOK 6837 PAGE 909

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
			98900.CO- CAMT.	
			257.14 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 266.64-	
677	A	04/24/86	BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

94596 IDENTIF. REFERENCE
APR 24 3 09 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 240777