Prepared by J. G. Davis
Nashville

WARRANTY DEED

BOOK 6904 PAGE 734

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
John Berggren and Paul Mahar	same	Map 82-9
(NAME)	(NAME)	
104 Sheridan Circle		Parcel 64
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
McMinnville, TN. 37110		FB No. 1W-340
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Twenty-five Thousand ($25,000.00) and No/100********** ********** *Dollars,*

Cash in hand paid, receipt for which is hereby acknowledged,

the Penn State Oil Co., Inc., a Tennessee Corporation, **********

have this day bargained and sold, and do hereby transfer and convey unto the said John Berggren and Paul Mahar

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

Being the easterly one-half of Lot No. 21 on the Plan of D. T. McGavocks Homestead Addition, as of record in Book 57, page 9, Register's Office for Davidson County, Tennessee, as follows:

Said part of Lot No. 21 fronts 35.8 feet on the northerly side of Monroe Street and runs back between parallel lines with the westerly margin of an alley, 160 feet to an alley in the rear.

Being the same property conveyed to Penn State Oil Co., Inc., a Tennessee Corporation, by Deed from Walter G. Knestrick and wife Anne H. Knestrick, dated December 31, 1973, and recorded in Book 4777, pages 280, 281, 282 and 283 of the Register's Office for Davidson County, Tennessee.

No warranty is made as to the condition of the building.

162 1 1.

IDENTIFICATION REFERENCE

JUL 1 | 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON }

The actual consideration or value whichever is greater, for this transfer is $25,000.00

Subscribed and sworn to before me this the first *day of*
July *19* 86

Affiant

My commission expires _____

(Affix Seal) *Notary Public*

This is improved (X) unimproved ( ) property, known as 510 Monroe Street, Nashville, Tennessee 37208-2614.
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs 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.

Witness our hands this first *day of* July *19* 86, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

PENN STATE OIL CO., INC.

By J. G. Davis, President

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 6904 PAGE 785

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

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

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Joanna Clay, *a Notary Public of the State and County aforesaid, personally appeared* J. G. Davis, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* President *of the* Penn State Oil Co., Inc., *the within named bargainor, a corporation, and that* he *as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President.

Witness my hand and seal, at office in Nashville, Tennessee, *this* first *day of* July, *19* 86.

Joanna Clay *Notary Public*

Commission expires 1-19-88

NOTARY PUBLIC

WARRANTY DEED

FROM

Penn State Oil Co., Inc.

TO

John Berggren and Paul Mahar

104 Sheridan Circle

McMinnville, Tennessee 37110

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

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

RECEIVED OF _____

FOR _____

BOOK 6904 PAGE 786

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
			250[illegible].00- CONVEY.	
			65.00 CSTAX	
			.50 PROBATE	
			6.00 MORTG	
			CASH	71.50-
			2237A07/01/86 BAL	[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16211

IDENTIFICATION REFERENCE

JUL 1 1 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 265670