prepared by J. G. Davis
Nashville

WARRANTY DEED

(CORPORATE FORM)

BOOK 6904 PAGE 787

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO	MAP PARCEL NUMBERS
John Berggren and Paul Mahar (NAME)	same (NAME)	Map 82-9
104 Sheridan Circle (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcel 63
McMinnville, TN. 37110 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	FB No. 1W-345

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,

Penn State Oil Co., Inc., a Tennessee Corporation, *has bargained and sold, and does hereby transfer and convey unto the said* John Berggren and Paul Mahar *(successors), heirs and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:* Being the westerly one-half of Lot No. 21 on the Map McGavock's Homestead Addition, as of record in Book 57, page 9, Register's Office for said county.

Said part of said lot fronts 35.8 feet on the north side of Monroe Street and runs back between parallel lines 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 Dora Louise Juckett Borland and Frances Juckett (Mrs. George R. Juckett), dated April 25, 1974, and recorded in Book 4814, pages 154, 155, 156 and 157 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed by quit claim deed to Penn State Oil Co., Inc., by E. C. Blankenship and wife, Janice L. Blankenship, dated October 19, 1976, and recorded in Book 5085, pages 117 and 118 of the Register's Office for Davidson County, Tennessee, also being the same property referred to in Penn State Oil Co., Inc., vs E. C. Blankenship ET AL, No. B-15053 in the First Circuit Court of Davidson County, Tennessee, and recorded in Book 5095, pages 160, 161, 162, 163 and 164 of the Register's Office for Davidson County, Tennessee.

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

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

unimproved ( )
This is improved (X) property, known as 512 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 appurtenances, estate, title and interest belonging to the said Grantees *their (successors), heirs and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors 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.*

Witness our *hand* s *this* first *day of* July, 19 86, *the corporate party, 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 }

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

the within named bargainor....., 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 ..... *Tennessee, this* ..... *day of* ....., *19* ....

..... *Notary Public*

Commission expires .....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Joanne Clay *, a Notary Public of the State and County aforesaid, personally appeared* J. G. Davis *with whom I am personally acquainted, 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* President *, 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.

Joanne Clay *Notary Public*

Commission expires 2-19-88

NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

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

RECEIVED
JUL 1 | 87 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

2 | 2 | 8 | 6

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

RECEIVED OF _____

FOR _____

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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
			.00	-
			65.00	CSTAX
			.50	PREF
			6.00	WDL T
			CASH	71.50-
			2238A07/01/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

JUL 1 1 27 PM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

6 2 1 2

No. 265671