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FORM NO. WD-1

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 115,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF December 1986

Notary Public

MY COMMISSION EXPIRES: 7/7/88

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
BLANKENSHIP & BLANKENSHIP Attys. 3311 Gallatin Rd. Nashville, Tn. 37216
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kimbro Oil Company, Inc. (NAME)	Kimbro Oil Company, Inc. (NAME)	Map 72-10
P. O. Box 23089 (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 23089 (STREET ADDRESS)	Parcel 115
Nashville, Tn. 37202 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37202 (CITY) (STATE) (ZIP)	15DA 01115

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Gus M. Capps and wife, Peggy B. Capps

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Kimbro Oil Company, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being a lot or parcel of land in the 11th, formerly the 18th Civil District of said County, and being a part of the old Isaac Litton Tract, not of record, described as follows:

Beginning at the southeast corner of the Gallatin Pike and Litton Avenue; thence with the easterly margin of said Pike, southwardly 80 feet to the northwest corner of the property conveyed to P. A. Cartwright by deed from John McGavock, of record in Book 411, page 110, Register's Office for said County; thence with said Cartwright's northerly line, eastwardly 200 feet; thence northwardly 85 feet to the southerly margin of Litton Avenue; thence with said Avenue, westwardly 200 feet to the beginning.

Being the same property conveyed to Gus M. Capps, his heirs and assigns, by deed from W. H. Young and wife, Elizabeth Young, of record in Book 2536, Page 222, Register's Office for Davidson County, Tennessee.

* The buyer by accepting this deed accepts the subject property in an "as is" condition and subject to a Lease from Gus M. Capps to Robert J. Gafford and wife, Jackie M. Gafford, said lease being of record in Book 7072, page 402, Register's Office for Davidson County, Tennessee, and subject to rights of tenants in possession on a month to month basis.

This is improved (X) unimproved ( ) property, known as 2830 Gallatin Road, Nashville, Tennessee 37216
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 23rd day of December, 19 86.

Gus M. Capps

Peggy B. Capps

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STATE OF TENNESSEE }
Davidson County }

Personally appeared before me, Eurialeen Bandy, a Notary Public in and for said County and State, the within named Gus M. Capps and wife, Peggy B. Capps

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

Witness my hand and official seal at Nashville, Tennessee, this 23rd day of December, 19 86.

Commission Expires 11/12/90

Eurialeen Bandy Notary Public

STATE OF TENNESSEE }
Davidson County }

Before me, _____ a Notary Public in and for the State and County aforesaid, personally appeared _____

with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the _____ of the _____ a corporation, and that he as such _____, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as _____.

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

_____ Notary Public

Commission Expires _____

WARRANTY DEED

FROM

TO

Attorneys Title Company, Inc.
Titles Guaranteed
SUITE 175 — 222 THIRD AVENUE NORTH
NASHVILLE, TENN. 37201
TELEPHONE 244-2101

7 5 9 6 9

IDENTIFICATION REFERENCE

DEC 23 12 39 PM '86
FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

RECEIVED

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

75969

IDENTIFICATION REFERENCE

Dec 23 12 39 PM '86

FELIX Z. WILSON JR REGISTER
DAVIDSON COUNTY, TN

No. 26259