This Instrument Prepared by:
Stokes & Bartholomew, P.A.
424 Church Street, Suite 2800
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NO. :
Cone Oil Co., Inc.	Same	Map 96-2
Suite 320		Parcel 16
240 Great Circle Road		
Nashville, Tennessee 37228		
Mortgagee: None		

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Wilbur Sensing, Jr. and wife, Lucy Tritschler Sensing, who joins in this conveyance for the purpose of conveying any marital right she may have in the property described herein, hereinafter the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto Cone Oil Co., Inc., hereinafter the GRANTEE, its heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in the Third Civil District of Davidson County, Tennessee, being parts of Lots Nos. 2, 3 and 4 on the Plan of the E. B. Graves Land, as of record in Plat Book 2, Page 90, Chancery Court at Nashville, described according to a survey made by Z.J. Wilkinson, Surveyor, August 1, 1953, as follows:

Beginning at an iron pin on the southerly margin of Lebanon Pike, the northwest corner of the property conveyed to Sidney W. Stowell by deed from Jas. E. Covington, Clerk and Master, of record in Book 1580, Page 591, Register's Office for said County; thence with the westerly line of said Stowell property South 18 deg. 25' East 179.5 feet to an iron pin and South 3 deg. 1' West 138.0 feet to the northeast corner of the property conveyed to Sidney W. Stowell by deed from Nita Browning Harrison, of record in Book 2156, Page 209, said Register's Office; thence with the northerly line of the last mentioned Stowell tract South 84 deg. 30' West 56 feet; thence North 3 deg. 10' East 17.87 feet; thence North 17 deg. 45' West 259.4 feet to the southerly margin of Lebanon Pike; thence with said pike North 57 deg. 26' East 89.6 feet to the point of beginning.

Being a portion of the property conveyed to Wilbur Sensing, Jr. by deed from Mrs. Jasye B. Jones, a widow of record in Book 2999, Page 55, Register's Office for Davidosn County, Tennessee.

This is improved property, known as 2839 Lebanon Road, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs, successors and assigns, forever. And GRANTORS do covenant with said GRANTEE that GRANTORS are lawfully seized and possessed of said land in fee simple, has

that GRANTORS are lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And GRANTORS do further covenant and bind themselves, their heirs, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons whomsoever.

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.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hands this 31st day of December, 1986.

Wilbur Sensing, Jr.

Lucy Tritschler Sensing

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Karen K. Cagle, a Notary Public of said county and state, Wilbur Sensing, Jr. and wife, Lucy Tritschler Sensing, the within named 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, at office, this 31st day of December, 1986.

Karen K. Cagle
Notary Public

My Commission Expires:

4-17-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $ 125,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me this 31st day of December, 1986.

Karen K. Cagle
Notary Public
My Commission Expires: 4-17-88

FILED
DEC 31 11 54 AM '86
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

78390

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

RECEIVED OF _____

FOR _____

BOOK 7088 PAGE 833

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

1250[illegible] . 00- SALT.
350.[illegible]0 CSTAX
.50 [illegible]
2.00 [illegible]
CHECK 356.50-
3240A12/31/86 DAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

78390

IDENTIFICATION REFERENCE

Dec 31 11 54 AM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No28907