INSTRUMENT PREPARED BY:
[illegible] A. Grace
[illegible], Kelley, Herbert & Crawford
[illegible] Fourth Plaza
[illegible] Avenue North
[illegible], TN 37219-2196

Mortgagee: Kimbro Oil Company

B-36

WARRANTY DEED

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Pt. 103-6-154	Karl E. Peters 218 Woodmont Circle Nashville, TN 37205	New Owner BOOK 7126 PAGE 548
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
		PROPERTY IS ☐ IMPROVED ☒ UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged,

KIMBRO OIL COMPANY, a Tennessee corporation

hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto KARL E. PETERS

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF

90044

IDENTIFICATION REFERENCE

FEB 3 3 41 PM '87

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

Restriction: No petroleum products shall be sold from this tract of land for a period of twenty (20) years.

For additional restrictions see attached schedule.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors 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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 30 day of January , 19 87

KIMBRO OIL COMPANY, a Tennessee corporation

By: Harlon J. Kimbro, Jr.
Harlon J. Kimbro, Jr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____

the bargainor(s), 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, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF _____
COUNTY OF _____

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

_____

the bargainor(s), 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 _____,
this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS

$175,000.00

Karl E. Peters
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF January 19 87

MY COMMISSION EXPIRES: 3-11-90
(AFFIX SEAL)

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM
KIMBRO OIL COMPANY, a Tennessee corporation

TO
KARL E. PETERS

ORTALE, KELLEY, HERBERT & CRAWFORD
Nashville, Tennessee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Harlon J. Kimbro, Jr. and _____, with whom I am personally acquainted, and who upon oath acknowledged himself to be the President and _____, respectively, of Kimbro Oil Company, Tennessee a corporation, the bargainor, and that he, as such President and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the said corporation by the said Harlon J. Kimbro, Jr., as such President, and attesting the same by the said _____ as such _____

Witness my hand and official seal at Nashville, Tennessee, this, the 30th day of January, 19 87.

My commission expires: 3-11-90

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Notary Public

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Kimbro Subdivision, as of record in Book ____, page _____, Register's Office for said County and more particularly described as follows:

BEGINNING at a point located on the easterly right of way margin of White Bridge Road, being 348.93 feet north of the northerly right of way margin of Knob Road; thence leaving said margin, south 82 degrees 57 minutes 14 seconds east 149.34 feet to a point; thence south 9 degrees 01 minutes 35 seconds west 203.29 feet to a point; thence south 87 degrees 15 minutes east 126.77 feet to a point; thence with a curve to the left having a radius of 30.0 feet and a length of 47.12 feet to a point; thence north 2 degrees 45 minutes east 117.01 feet to a point; thence north 2 degrees 54 minutes west 120.96 feet to a point; thence with a curve to the left having a radius of 30.0 feet and a length of 43.69 feet to a point; thence north 86 degrees 20 minutes west 53.08 feet to a point; thence south 8 degrees 09 minutes west 54.12 feet to a point; thence north 86 degrees 20 minutes west 31.40 feet to a point; thence south 9 degrees 01 minutes 35 seconds west 15.0 feet to a point; thence north 82 degrees 57 minutes 14 seconds west 150.57 feet to a point in the eastern right of way margin of White Bridge Road; thence with said right of way southerly and with a curve to the right having a radius of 1960.0 feet and a length of 25.0 feet to the point of beginning, containing 0.97 acres, more or less.

Being part of the property conveyed to Kimbro Oil Company, by deed from R. Whitworth Fletcher, Gertrude B. Fletcher and John S. Fletcher, Jr., unmarried persons, as of record in Book 6234, page 319, Register's Office for said County.

The following additional restrictions are placed upon this tract for a period of twenty (20) years:

1. No business operated upon the premises shall open before 6:00 A.M. nor close later than 10:00 P.M.

2. Fast Food restaurants are not permissible.

3. No alcoholic beverages shall be sold upon the premises.

4. Adjoining residential property shall be screened from headlights of automobile using the premises.

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

RECEIVED OF _____

FOR _____

BOOK 7126 PAGE 551

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
			1750.00- CAMT.	
			490.50 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	499.50-
			02C0A09/03/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90044

IDENTIFICATION REFERENCE

FEB 3 3 41 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 41726