This Instrument Prepared By:
A. W. Hero
P. O. Box 4388
Houston, Texas 77210

New Owners:
Johnny Moore & wife, Susie B. Moore
211 Kennett Road
Old Hickory, TN 37138

R/S # 5-0430

Map 108-1
Par. 42

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

SPECIAL WARRANTY DEED

BOOK 7127 PAGE 408

This Special Warranty Deed made this 25th day of November, 1986, by Exxon Corporation, a corporation created and existing under and by virtue of the laws of the State of New Jersey, and duly authorized to transact business in the State of Tennessee, with an office and place of business at 16945 Northchase Boulevard, Houston, Harris County, Texas, hereinafter referred to as "Grantor"; and JOHNNY MOORE AND SUSIE B. MOORE, of 211 Kennett Road, City of Old Hickory, County of Davidson, State of Tennessee 37138, hereinafter referred to as "Grantee", whether one or more.

WITNESSETH:

THAT Grantor, in consideration of Three Hundred Eleven Thousand Dollars ($311,000.00) to it paid, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto Grantee, and their heirs and assigns, all that real property situated in the County of Davidson, State of Tennessee, and being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

TO HAVE AND TO HOLD the above-described property, together with the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining unto Grantee, their heirs and assigns forever except that all and any signs, posters, placards, plates, devices, forms of advertising matter or combinations of letters consisting in whole or in part of the name "Exxon" or any other trade name, trademark, brand name, label, or otherwise displayed on or in connection with any building or improvement on said property conveyed herein, shall expressly remain the property of the Grantor.

And Grantor hereby covenants with Grantee, their heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; and that Grantor will forever warrant and defend all of the property so granted to Grantee, their heirs and assigns, against every person lawfully claiming the same or any part thereof by, through, or under Grantor, but not otherwise.

0449L

This deed is hereby made expressly subject to all existing restrictions, exceptions, reservations, easements, rights-of-way, conditions, and covenants of whatever nature, if any, whether or not of record, and to any state of facts that an accurate survey may reveal, and is expressly subject to all municipal, city, county, and state zoning laws and other ordinances, regulations, and restrictions, including statutes and other laws of municipal, county, or other governmental authorities applicable to and enforceable against the premises described herein.

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Grantee acknowledges that the Property described herein has been used as an automobile service station for the storage, sale, transfer and distribution of motor vehicle fuel, petroleum products or derivatives which may contain hydrocarbons, and that such fuel, products or derivatives may have been spilled, leaked, or otherwise discharged onto or into the Property.

Grantor expressly reserves, for a reasonable period of time which shall be deemed to be not less than 90 days from the date hereof, (1) the full and unencumbered right to enter upon the Property for the purpose of removing all signs, goods, equipment and fixtures, including underground tanks and lines, not sold to Grantee, and (2) the right to enter upon the Property to conduct such tests for possible surface or subsurface contamination as Grantor, in its sole judgment and discretion, determines to be necessary, including the right to place, maintain and monitor observation wells (the number and locations to be determined in Grantor's sole judgment and discretion). If contamination is found and if Grantor elects to remove any of said contamination, Grantor shall have the right, but not the duty, to take such action to accomplish such removal in the order and over the period Grantor, in its sole discretion, deems appropriate.

As further consideration for this conveyance, Grantee does hereby remise, release and forever discharge Grantor, its representatives, successors and assigns, from any and all claims, demands and causes of action, at law or in equity, for injury (including death), destruction, loss or damage of any kind or character, to the person or property of Grantee and Grantee's employees, agents, servants and representatives, arising out of, or in relation to, any actual or alleged spills, leaks, or other discharges onto or into the Property which may have resulted in surface or subsurface contamination.

As further consideration for this conveyance, Grantee agrees to be responsible for and indemnify and hold Grantor harmless from any and all claims, demands and causes of action, at law or in equity, brought by any and all third parties, including (without limitation) Grantee's employees, agents, servants, invitees and representatives, and also including (without limitation) any private citizens, persons, organizations and any agency, branch or representative of federal, state or local government, on account of any injury (including death), destruction, loss or damage of any kind or character to person, property or natural resources, arising out of, or in relation to, any actual or alleged spills, leaks or other discharges onto or into the Property which occur at any time after the effective date of this conveyance.

The conditions, reservations and other provisions set out hereinabove shall be covenants running with the land and shall be binding upon and shall inure to the benefit of the parties, their subsidiaries, affiliates, legal representatives, heirs, successors and assigns.

Ad valorem taxes and special assessments, if any, against the Property herein conveyed for the current year shall be pro-rated between Grantor and Grantee as of the effective date hereof, and Grantee hereby assumes and agrees to pay same.

Possession of said property shall be given with the deed thereto.

IN WITNESS WHEREOF, Grantor has caused these presents to be subscribed by its Vice President, R. P. Larkins, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, B. E. Gunther, all as authorized by the Board of Directors.

WITNESSES:

Patricia J. May

Carolyn M. Sella

EXXON CORPORATION

By: R. P. Larkins
R. P. Larkins
Vice President

FORM APPROVED

Attest: B. E. Gunther
Assistant Secretary

0449L

STATE OF TEXAS)
)
COUNTY OF HARRIS)

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Before me, the undersigned, a Notary Public in and for the State and County aforesaid, this day personally appeared R. P. Larkins, who, upon oath, acknowledged himself to be a Vice President of Exxon Corporation, the within name bargainor and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and Notarial Seal of Office in said State and County, this 25th day of November, 1986.

Margarite L. Edstrom
NOTARY PUBLIC

MARGARITE L. EDSTROM
Notary Public in and for State of Texas
My Commission Expires August 31, 1989

NOTARY PUBLIC STATE OF TEXAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON) ss:

The actual consideration for the transfer, or true value, whichever is greater, is $311,000.00.

AFFIANT

Sworn to and subscribed before me this 30th day of January, 1987.

Linda V. Brodhead
NOTARY PUBLIC
My Commission expires 2-9-1990.

0449L

R/S #5-0430
Nashville, TN

EXHIBIT "A" TO SPECIAL WARRANTY DEED FROM
EXXON CORPORATION TO JOHNNY MOORE AND SUSIE B. MOORE

BOOK 7127 PAGE 412

All that certain tract or parcel of land lying, situate and being in Third Civil District of Davidson County, Tennessee and being more particularly described as follows:

Land in the Third Civil District of Davidson County, Tennessee, being the reserved parcel "D" on the plan of Larkwood Subdivision as of record in Book 2900, page 144, Register's Office, Davidson County, and described as follows:

Beginning at a concrete right-of-way monument on the westerly right-of-way line of Donelson Pike (as widened to 160 foot right-of-way) at the southeast corner of Lot No. 79 on the plan of Larkwood Subdivision as recorded in Book 2900, page 144, Register's Office, Davidson County, Tennessee, being located southwardly along the said Donelson Pike right-of-way 674.67 feet from the southerly right-of-way of Shacklett Drive; thence, southwardly along said Donelson Pike right-of-way 171.22 feet to a concrete right-of-way monument at the common corner of this tract and the E. F. Edwards property; thence, to the right with an interior angle of 77° 49' 48" and with, E. F. Edwards northerly property line 500.70 feet to a concrete monument on the easterly margin of Claridge Drive; thence, to the right, with an interior angle of 51° 41' 12" with the easterly margin of Claridge Drive, 171.97 feet to an iron stake on the southerly margin of a 25 foot strip dedicated for public use; thence to the right with an interior angle of 89° 59' 30" along the southerly margin of said 25 foot strip 24.39 feet to an iron stake and the beginning of a 2290.38 foot radius curve to the right; thence continuing along the southerly margin of said 25 foot strip and along said curve, an arc distance of 93.93 feet to an iron stake, the chord to this arc making an interior angle of 178° 49' 30" with the last described call; thence, to the left, and northwardly a distance of 209.23 feet to an iron stake, this line crossing a concrete monument marking the northerly margin of the previously described 25 foot strip and making an interior angle of 268° 49' with the chord of the curve in the last described call: thence, to the right, with an interior angle of 109° 07' with the southerly lot line of Lot No. 79, 139.73 feet to the point of beginning and making an interior angle of 123° 44' with the call first described above, containing 63,315 square feet or 1.454 acres, according to the survey No. 63 996 dated January 7, 1964, by Wm. Collier Parrish Associates, Civil Enginners.

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN
FEB 4 11 55 AM '87

IDENTIFICATION REFERENCE

90408

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

RECEIVED OF _____

FOR _____

BOOK 7127 PAGE 413

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
			3[illegible].00- CAMT.	
			870.00 CSTAX	
			.50 PRFEE	
			15.00 WDSTD	
			CHECK	886.30-
			3053A02/04/87 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

90408

IDENTIFICATION REFERENCE

FEB 4 11 55 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 42102