JRH, BJ7

BOOK 7156 PAGE 78

Address New Owner:	Map-Parcel Numbers:
Lewis Investment Company, Inc. Route 3, Pecan Valley Road Nashville, Tennessee 37218	Map 72-10 Parcel 115
Send Tax Bills To:	**Address of Mortgagee:**
same as above	None

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219
This instrument was prepared without title examination using prior deeds furnished by Grantee hereunder.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, KIMBRO OIL COMPANY, a Tennessee corporation, being the same as Kimbro Oil Company, Inc. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto the said LEWIS INVESTMENT COMPANY, INC., a Tennessee corporation, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties,

IDENTIFICATION REFERENCE
MAR 4 11 35 AM '87
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

0 0 0 3 0

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

James A Lewis
Affiant

Subscribed and sworn to before me this 3rd day of March, 1987.

John R. Haynes
Notary Public
My Commission Expires: 11/12/90

NOTARY PUBLIC STATE AT LARGE TENNESSEE

03/04 331.50- CHECK
7526

2. A lease from Gus M. Capps to Robert J. Gafford and wife, Jackie M. Gafford, 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 property known as 2830 Gallatin 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, Grantee's successors and assigns, forever.

And Grantor covenants with the Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, to warrant and forever defend the title to the said land to the said Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 3rd day of March, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

KIMBRO OIL COMPANY

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, John R. Haynes, a Notary Public of the State and County aforesaid, personally appeared Harlon J. Kimbro, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be President of Kimbro Oil Company, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 3rd day of March, 1987.

John R. Haynes
Notary Public

NOTARY PUBLIC AT LARGE STATE OF FLA.

My Commission Expires: 11/12/90

EXHIBIT A

Being a lot or parcel of land in the 11th, formerly 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 Kimbro Oil Company, Inc. by deed from Gus M. Capps and wife, Peggy B. Capps, of record in Book 7079, page 215, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

BOOK 7156 PAGE 81

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

[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0,0 0 3 0

IDENTIFI REFERENCE

MAR 4 11 35 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 52749