This Instrument Prepared By:
Richard M. Davenport, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

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Address of New Owner(s):
Kimbro Oil Company
P.O. Box 23089
Nashville, TN 37202

Mortgagee:
Richard M. Davenport
2001 Charlotte Avenue
201 Arena Place
Nashville, TN 37203

Map-Parcel No.:
92-11-25

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, JIMMY F. SAWYERS, UNMARRIED (the "Grantor") has this day bargained and sold, and does hereby transfer and convey to KIMBRO OIL COMPANY (the "Grantees"), their heirs, successors, and assigns, the following described land in Davidson County, Tennessee, to-wit:

BEING the westerly 34 feet of Lot No. 16 on the unregistered plan of part of the W. B. Cooper Property in Northwest Nashville, and described as follows:

BEGINNING in the northerly margin of Clifton Pike, 150 feet westerly from the westerly margin of 21st Avenue North, formerly Rachel Henderson's southwest corner; thence with her westerly line, northerly 180 feet to the southerly margin of an alley; thence with said alley; westerly 34 feet to the northwest corner of said Lot No. 16; thence with the westerly line of said lot southerly 180 feet to the northerly margin of said Pike; thence with the northerly margin of said Pike; easterly 34 feet to the beginning.

BEING the same property conveyed to Jimmy F. Sawyers, unmarried by deed from L. C. Tanley, Jr., Rick C. Tanley and Richard M. Davenport of record in Book 6210, page 776, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all matters of record.

This is improved property known as 2106 Clifton, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their heirs, successors and assigns, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their heirs, successors and assigns against the lawful claims of all persons.

Whenever used, the singular 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 executed this instrument on this 14th day of April, 1987.

X _____
JIMMY F. SAWYERS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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On this 14th. day of April, 1987, before me personally appeared JIMMY F. SAWYERS to me known or proved to me on the basis of satisfactory evidence, to be the same person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be his free act and deed.

Witness my hand and official seal.

My Commission Expires:

11-1-87

Richard M. Dawes
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $47,400.00.

X
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS
14th DAY OF APRIL, 1987.

Richard M. Dawes
NOTARY PUBLIC

My Commission Expires: 11-1-87

16211

IDENTIFICATION REFERENCE

APR 17 12 26 PM '87

ELAZ WILSON III REGISTER
DAVIDSON COUNTY, TN

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
			47[illegible] CANT.	
			130.75 [illegible]	
			.50 PREF	
			2.25 WPL [illegible]	
			CHECK 133.50	
			6047284717707 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

16211

IDENTIFT REFERENCE

APR 17 12 26 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 70845