This instrument prepared by:
William L. Brooks, Attorney
Waller Lansden Dortch & Davis
2100 One Commerce Place
Nashville, Tennessee 37239

BOOK 7220 PAGE 212 Fake 33

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $135,869.00.

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

Affiant

Notary Public

My Commission Expires: 11/15/90

206111

IDENTIFI REFERENCE

APR 30 11 42 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Address New Owners as Follows:	Send tax bills to:	Map-Parcel Number(s)
Mr. Ernest Sloan 6001 Frontier Lane Nashville, Tennessee 37211	Same	147-16-38

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 10th day of April, 1987, 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 800 Bell Street, Houston, Harris County, Texas 77002-7426, hereinafter referred to as "Grantor"; and Ernest E. Sloan, of 6001 Frontier Lane, City of Nashville, County of Davidson, State of Tennessee 37211, hereinafter referred to as "Grantee".

WITNESSETH:

THAT Grantor, in consideration of One Hundred Thirty-Five Thousand, Eight Hundred Sixty-Nine and NO/100 Dollars ($135,869) to it paid, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey into Grantee, and his 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, his 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, his 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, his heirs and assigns, against every person lawfully claiming the same or any part thereof by, through, or under Grantor, but not otherwise.

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.

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 executed this Special Warranty Deed on the day and date first above written.

ATTEST:

EXXON CORPORATION

By: R T Harvin

Title AGENT AND ATTORNEY IN FACT

STATE OF TEXAS)
)
COUNTY OF HARRIS)

Before me, the undersigned Notary Public, of the State and County aforesaid, personally appeared R. T. Harvin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be Agent & Attorney In Fact of Exxon Corporation, the within named bargainor, a corporation, and that he as such Agent & Attorney In Fact, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as R. T. Harvin.

WITNESS my hand and seal at office this 10th day of April, 1987.

Margarite L. Edstrom
Notary Public

My Commission Expires: 8/31/88

MARGARITE L. EDSTROM
Notary Public for State of Texas
My Commission Expires August 31, 1988

EXHIBIT A TO SPECIAL WARRANTY DEED FROM
EXXON CORPORATION TO ERNEST E. SLOAN

Being a 0.503 more or less acre tract of land, lying in the First Civil District of Davidson County, Tennessee and being a portion of the Humble Oil and Refining Company Property, as of record in Book 3097, Page 93 and Book 4072, Page 140, Register's Office Davidson County, Tennessee and being more particularly described as follows:

Beginning at a point on the Southerly margin of McMurray Drive, said point lying 150.50 plus or minus feet Westerly from the Westerly margin of Nolensville Road; thence with the said Southerly margin of McMurray Drive, South 88 degrees, 44 minutes, 55 seconds East, a distance of 110.88 feet to a point; thence continuing and with a return curve to the right, having a radius of 46.00 feet, an arc length of 64.93 feet, a chord bearing of South 48 degrees, 18 minutes 42 seconds East, a chord distance of 59.67 feet, to a point on the Westerly margin of Nolensville Road; thence with the said Westerly margin of Nolensville Road, South 07 degrees 52 minutes 30 seconds East, a distance of 110.80 feet to a point; thence leaving the said Westerly margin of Nolensville Road, North 88 degrees 44 minutes 55 seconds West a distance of 150.08 feet to a point; thence North 07 degrees 52 minutes 30 seconds West a distance of 150.00 feet to the point of beginning, containing 0.503 acres more or less.

Being part of the property conveyed to Humble Oil & Refining Company, a Delaware Corporation, by deed from C. B. Brooks and wife, Willie Mae R. Brooks, of record in Book 3097, Page 92, Register's Office for Davidson County, Tennessee, and being part of the property conveyed to Humble Oil & Refining Company, a Delaware corporation, by deed from C. B. Brooks and wife, Willie Mae R. Brooks, of record in Book 4072, Page 140, Register's Office for Davidson County, Tennessee.

Humble Oil & Refining Company, a Delaware Corporation, merged into Exxon Corporation, a New Jersey corporation, on January 1, 1973.

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

RECEIVED OF _____

FOR _____

BOOK 7220 PAGE 216

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

:35000.00- CAMT
380.50 STAX
.50 PRFEE
12.00 WDEED
CHECK 393.00-
:29A04/30/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2061 I.

IDENTIFICATION REFERENCE

APR 30 11 42 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75822