SEND TAX BILLS TO
Kar Plus, Inc.
P.O. Box 1605
Brentwood, TN 37027

1135-86
ADA:bd

File: SS #26218
Map & Parcel 92-8-194
Deed Prepared by
Arlen Darrell Allison
101 N. Robinson
Oklahoma City, OK 73102

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

BOOK 7275 PAGE 701

THAT, PHILLIPS PETROLEUM COMPANY, Grantor, in consideration of the sum of Ten and No/100 Dollars ($10.00) and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Kar Plus, Inc., a Tennessee corporation of Brentwood, Tennessee, Grantee, the following real property and premises, situate in the County of Davidson, State of Tennessee, to-wit:

A tract or parcel of land lying north of Charlotte Avenue (former Cedar Street), and between 13th Avenue North and the centerline of 14th Avenue North (now closed) in Nashville, Davidson County, Tennessee and being all of that certain tract described in a Warranty Deed from Erna Sender to Phillips Petroleum Company dated November 26, 1968 and also being all of that certain tract described in the Warranty Deed from Frank Finkelstein et ux to Phillips Petroleum Company dated November 26, 1968, SAVE AND EXCEPT a strip of land along the westerly side of the said Finkelstein tract, the said strip having been conveyed by Warranty Deed to the State of Tennessee by Phillips Petroleum Company and designated at Tract 92-5-192, 193, & 194-S of Project I-40-4 (18) 208, the property hereby conveyed being more particularly described as follows:

Commencing at the intersection of the north line of Charlotte Avenue (formerly Cedar Street) and the west line of 13th Avenue North in the City of Nashville; Thence along said north line S 61 degrees 26' 08" W 109.5 feet; Thence N 28 degrees 28' 13" W 45.36 feet to the southwest corner of the aforesaid Sender tract for the TRUE POINT OF BEGINNING of the herein described tract;

Thence N 28 degrees 28' 13" W 104.64 feet to the northeast corner of said Sender tract, being on the south line of an alley;

Thence with said alley line on an approximate bearing of S 61 degrees 27' W a distance of 160 feet to a point 15 feet easterly, measured along said alley line, from the centerline of 14th Avenue North, now closed;

Thence S 28 degrees 28' 13" E, parallel with a 15 feet easterly from said centerline, 91.05 feet to the beginning of a left curve having a radius of 15 feet;

Thence with said left curve for an arc distance of 23.55 feet to a point on the north line of lands owned by the State of Tennessee;

Thence with said north line N 61 degrees 34' 16" E 66.65 feet and N 60 degrees 16' 55" E 78.37 feet to the point of beginning containing 0.387 acres more or less, SUBJECT TO a temporary construction easement in favor of the State of Tennessee 4 feet in width along the westerly boundary of the hereinabove described tract, said easement to terminate 3 years after the date of the said Warranty Deed to the State of Tennessee.

TOGETHER with the right of access to Cedar Street (Charlotte Avenue) as reserved in the deed to the State of Tennessee by Erna Sender as of record in Book 4250, Page 323 of the Davidson County Register office.

Together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, zoning ordinances, restrictions and easements of record or in place;

GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATIVED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME "AS IS".

TO HAVE AND TO HOLD said described premises unto the said Grantee, its successors and assigns forever.

SIGNED AND DELIVERED this 6th day of April, 1986.

WITNESSES:

PHILLIPS PETROLEUM COMPANY

By: _____
Attorney-in-Fact

STATE OF OKLAHOMA)
)
COUNTY OF WASHINGTON)

Before me, Shelby M. Payton, a Notary Public in and for the County and State aforesaid, personally appeared John A. Houston, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Attorney-in-Fact for Phillips Petroleum Company, the within named bargainor, a corporation, and that he as such Attorney-in-Fact, being authorized so to do, executed the foregoing instrument for the purposes herein contained, by signing the name of the corporation by himself as Attorney-in-Fact.

Witness my hand and seal at office Bartlesville, Oklahoma, this 6th day of April, 1986.

Shelby M Payton
Notary Public

My Commission Expires: 4-4-90

This is unimproved property with property address known as 1310 Charlotte Pike, Nashville, Tennessee.

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 57,500.00

Affiant

Subscribed and Sworn to Before me, this the 23rd day of June, 1986.

Notary Public

My Commission expires: 7-17-89

3504

IDENTITY REFERENCE

PAID

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

RECEIVED OF _____

FOR _____

BOOK 7275 PAGE 703

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

5/00 .00- CASH
161.00 CHECK
.50 RGST
6.00 MTG TX
CHECK 167.50-
2283A06/23/87 MM .50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

39034

IDENTIFICATION REFERENCE

JUN 23 [illegible] '87

DAVIDSON CO. TN

No. 96513