THIS INSTRUMENT PREPARED BY:
Douglas E. Mock, Counsel
Exxon Company, U.S.A.
(a division of Exxon Corporation)
P. O. Box 2567
Houston, Texas 77252-2567

NEW OWNER & SEND TAX BILLS TO:
Bobby G. Lawson
509 Granny White Pike
Brentwood, TN 37027

BOOK 7328 PAGE 291

to be assigned

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS: THAT
COUNTY OF DAVIDSON §

EXXON EDUCATION FOUNDATION, a not for profit corporation incorporated in New Jersey, having an office at 111 W. 49th Street, New York, N.Y. 10020, hereinafter called "Grantor," for and in consideration of the sum of Three hundred seventy-five thousand and No/100 Dollars ($375,000.00) cash to it in hand paid by BOBBY G. LAWSON, 725 Murfreesboro Road, Nashville, Tennessee 37210, hereinafter called "Grantee", the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, subject to the further provisions of this Deed, that certain tract or parcel of land (the "Property") lying and being in the County of Davidson, State of Tennessee, being more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record and all laws, regulations and restrictions, including building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the above-described Property.

Provided, however, that the above-described Property, or any part thereof, either by itself or in conjunction with other property, shall not be used for the sale or storage of gasoline, diesel, other motor fuels, lubricants or other petroleum products for a period of Five (5) years from May 22, 1987 which shall constitute a covenant running with the Property for the benefit of Grantor, its successors and assigns, and is binding upon Grantee, Grantee's legal representatives, heirs and assigns during the term thereof.

56891

IDENTIFI REFERENCE

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DAVIDSON COUNTY, TN

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

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

TO HAVE AND TO HOLD the above-described Property, together with the appurtenances, estate, title and interest thereto, unto the said Grantee, Grantee's legal representatives, heirs and assigns forever, subject to the provisions hereof, and in lieu of all other warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the Property unto the said Grantee, Grantee's legal representatives, heirs and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has executed this Deed as of the 10th day of July, 1987, but EFFECTIVE as of the 6th day of August, 1987.

ATTEST:

B. R. Pierce
Assistant Secretary

EXXON EDUCATION FOUNDATION

By John E. Walsh
John E. Walsh, Jr.
Vice President

K-5

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, a Notary Public of the State and County aforesaid, personally appeared JOHN E. WALSH, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of EXXON EDUCATION FOUNDATION, the within named bargainor, a corporation, 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.

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Witness my hand and seal of office in Harris County, Texas this 10th day of July, 1987.

NANCY HERMSEN NOTARY PUBLIC STATE OF TEXAS EXPIRES 9-22-90

Nancy Hermsen
Notary Public, State of Texas
My commission expires: 9-22-90

A-101

STATE OF TENNESSEE §
§
COUNTY OF Davidson §

The actual consideration for this transfer or value of property (whichever is greater) is $375,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Sattler
AFFIANT

Sworn to and subscribed before me this 6th day of August, 1987.

Kathy J. Byers
Notary Public in and for
My commission expires: 7-21-90

EXHIBIT "A" TO SPECIAL WARRANTY DEED FROM EXXON EDUCATION FOUNDATION TO BOBBY G. LAWSON

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

Beginning at a point in the West boundary of Bell Road and the South boundary of the Louisville and Nashville Railroad;

Thence along the West boundary of Bell Road S 45° 39'W for 48.16 feet to concrete monument;

Thence run N 52° 49' W for 88.81 feet to a concrete monument;

Thence run S 37° 50' W for 49.80 feet to a concrete monument;

Thence run N 73° 58' W for 363.34 feet to a concrete monument;

Thence run N 62° 10' W for 59.78 feet to a point;

Thence run N 32° 00' E for 192.68 feet to a point in the South boundary of the Louisville and Nashville Railroad;

Thence run S 58° 00' E for 513.82 feet to the point of beginning.

SUBJECT TO:

A non-exclusive easement for purposes of ingress and egress, said easement being more particularly described as follows:

Being a parcel of land located in the northwest quadrant of Interstate 24 and Bell Road Interchange located in Davidson County, Tennessee, and described according to a plat by Hart Freeland Roberts, Inc., of record in Book 4460, Page 195, Register's Office of Davidson County, Tennessee, as follows:

Beginning at a point in the westerly margin of Bell Road, said point being 36.0 feet from a concrete monument located in the westerly margin of Bell Road and the southerly margin of the Louisville and Nashville Railroad, said concrete monument being in the northeast corner of Parcel No. 1 (Exxon Service Station Property); thence N 58° 00' W a distance of 83.5 feet to a point, said point being the beginning of a curve to the left; thence along said curve to the left, radius 22.0 feet, a distance of 14.35 feet to a point; thence S 84° 37' W a distance of 109.43 feet to a point, said point being the beginning of a curve to the right; thence along said curve to the right, radius 30.0 feet, a distance of 11.21 feet to a point, said point being perpendicular to and a distance of 5.0 feet from a point in the southerly property line of the Exxon Service Station Property, and a distance of 100.0 feet from the southeast corner of said Exxon tract; thence N 73° 58' W a distance of 230.0 feet to a point; thence N 58° 00' W a distance of 90.45 feet to a point; thence N 32° 00' E a distance of 25.0 feet to a point; thence S 58° 00' E a distance of 86.94 feet to a point; thence S 73° 58' E a distance of 227.43 feet to a point; thence N 84° 37' E a distance of 123.48 feet to a point; thence S 58° 00' E a distance of 107.30 feet to a point; thence S 45° 39' W a distance of 24.0 feet to a point, said point being the point of beginning.

The above described easement was granted by Exhibit B to Deed of Correction dated September 11, 1973, between Exxon Corporation, Grantor, and Harris Gilbert, Trustee, Grantee, recorded in Book 4746, Page 376, of the Register's Office of Davidson County, Tennessee.

AND

An easement for sanitary sewers and/or storm drainage as described under Agreement for Dedication of Easement dated July 5, 1977, between Exxon Corporation and Metropolitan Government of Nashville and Davidson County, Tennessee ("Metro"), recorded in Book 5167, Page 273, of the Register's Office of Davidson County, Tennessee.

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Being the same land as described in that certain Quitclaim Deed dated May 22, 1987, from Exxon Corporation, Donor, to Exxon Education Foundation, Donee, recorded in Book 7273, Page 731, of the Deed records of Davidson County, Tennessee.

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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

IDENTIFICATION REFERENCE

5 6 8 9 1

AUG 18 1 42 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 06729