This Instrument Prepared By:
Andrew W. Hero
A. W. Hero
P. O. Box 2180
Houston, Texas 77252-2180

R/S # 5-0722

M+P 148-190
JS

BOOK 7382 PAGE 688

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

SPECIAL WARRANTY DEED

This Special Warranty Deed made this 11th day of May, 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 DON PETERS, of 203 Fairmont Court, City of Nashville, County of Davidson, State of Tennessee 37209, and TOM BAINBRIDGE, of 29 Music Square East, City of Nashville, County of Davidson, State of Tennessee 37203, hereinafter referred to as "Grantee", whether one or more.

WITNESSETH:

THAT Grantor, in consideration of One Hundred Sixty Thousand and NO/100 Dollars ($160,000.00) to it paid, the receipt of which is hereby acknowledged, does grant, bargain, sell and convey unto Grantee, and their 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, their 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, their 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, their 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.

BOOK 7382 PAGE 689

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 caused these presents to be subscribed by its Vice President, R. P. Larkins, and its corporate seal to be hereunto affixed and attested by its Assistant Secretary, B. E. Gunther, all as authorized by the Board of Directors.

ATTEST:

B. E. Gunther
Assistant Secretary

EXXON CORPORATION:

By: R. P. Larkins
R. P. Larkins
Vice President

FORM APPROVED

1474L

STATE OF TEXAS)
)
COUNTY OF HARRIS)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, this day personally appeared R. P. Larkins, with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Vice President of Exxon Corporation, the within named bargainor 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.

BOOK 7382 PAGE 690

Witness my hand and Notarial Seal of Office in said State and County, this 11th day of May, 1987.

Margarite L. Eostman
NOTARY PUBLIC

MARGARITE L. EOSTMAN
Notary Public in and for State of [illegible]
My Commission Expires [illegible]

My Commission Expires: 8/31/88

STATE OF TENNESSEE, COUNTY OF _____

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $160,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Don Carter
Affiant

Subscribed and sworn to before me this the 19th day of October, 1987.

Rebecca A. Gibbs
Notary Public

My Commission Expires: My Commission Expires July 9, 1989

1474L

OFFICIAL RECEIPT

R/S #5-0722
Nashville, TN

EXHIBIT "A" TO SPECIAL WARRANTY DEED FROM
EXXON CORPORATION TO DON PETERS AND TOM BAINBRIDGE

BOOK 7382 PAGE 691

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

Land in Davidson County, Tennessee, being Reserved Parcel B-1 Revised Plan of Reserved Parcel "B", Haywood Development, of record in Book 5050, page 79, Register's Office for said County, and described according to said plan as follows:

Beginning at a iron pin in the northerly margin of Haywood Lane, said iron pin being the southwest corner of Tract described herein; thence leaving said margin of Haywood Lane, North 25 degrees 26 minutes 26 seconds West 354.00 feet to a monument on the southerly margin of a 25-foot private access easement, thence with said margin of said access easement, North 40 degrees 26 minutes 25 seconds East 100.00 feet to an iron pin located on the westerly margin of Bakertown Road; thence with said margin of Bakertown Road, 85.00 feet in a southeasterly direction to a point; thence continuing with said margin of said road, 350.92 feet to a point at the intersection of Bakertown Road and Haywood Lane; thence with a curve having a radius of 25.30 feet, a distance of 39.27 feet to a monument on the northerly margin of Haywood Lane; thence with said margin of Haywood Lane, 136.88 feet in a westerly direction to the point of beginning.

Being the same land as described in that certain Warranty Deed dated December 30, 1977, from Thomas C. Scott, Trustee, Grantor, to Exxon Corporation, Grantee, recorded in Book 5238, Page 753, of the Register's Office of Davidson County, Tennessee

Address of new Owners:
Don Peters and Tom Bainbridge
29 Music Square East
Nashville, Tennessee 37203

Send tax bills to:
same

OCT 20 11 00 AM '87

IDENTIFICATION REFERENCE

75311

1474L

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7382 PAGE 692

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

160000.00- CAMT.
448.00 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 460.50-
4482A10/20/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.5.5 I. I.

IDENTIFI REFERENCE

OCT 20 11 08 AM '87

DAVIDSON COUNTY, TN

No. 27886