ADA:ro
L05487

File: SS #21883
Nashville, Tennessee

SPECIAL WARRANTY DEED

BOOK 7406 PAGE 96

KNOW ALL MEN BY THESE PRESENTS:

THAT PHILLIPS PETROLEUM COMPANY, a Delaware corporation 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 Welton Investments, a Tennessee General Partnership of Nashville, Tennessee, Grantee, the following real property and premises, situated in the County of Davidson, State of Tennessee, to wit:

BEING part of Lots Nos. 12 to 15, both inclusive, in Hobson's Addition to Edgefield, now East Nashville, as of record in Book 21, Page 72, Register's Office for Davidson County, Tennessee, and described together according to a survey made by Barge, Waggoner, and Sumner Engineers, on March 20, 1963, and revised January 27, 1965, as follows: BEGINNING on an iron pin in the westerly margin of a 16 foot alley, being the first alley easterly of South Tenth Street, shown on plan above mentioned, and in the northerly margin of Shelby Avenue, as widened, North 83°06' West 173.14 feet to an iron pin in the beginning of a curve; thence with said curve, with a radius of 17.00 feet in a northwesterly direction 26.77 feet to an iron pin in the easterly margin of South Tenth Street, as widened; thence with the easterly margin of South Tenth Street, as widened, North 7°08' East 162.93 feet to an iron pin; thence South 82°52' East 189.48 feet to an iron pin in the westerly margin of the 16 foot alley above mentioned; thence with the westerly margin of said alley, South 6°54' West 179.23 feet to the beginning. Being the same property conveyed to Phillips Petroleum Company by Reproco, Inc., a Delaware Corporation by deed dated September 27, 1985, and recorded in Book 6766, Page 736, in the Register's Office of Davidson County.

Map & Parcel #: 083-13-0 073.02

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, heirs and assigns forever.

SIGNED AND DELIVERED this 1st day of October, 1987.

WITNESS;

Sandra L. Haberly

Beverly J. Wedel

PHILLIPS PETROLEUM COMPANY

By: _____
Attorney-in-Fact

This Deed prepared by:

Arlen Darrell Allison
101 N. Robinson
American First Tower
Oklahoma City, OK 73102

New owner address
Welton Investments
5901 Cockrill Bend Rd
Nashville, TN 37209

send tax bills to:
Metropolitan Federal
Savings & Loan
230 4th Ave. N
Nashville, Tn 37219

STATE OF Oklahoma)
) SS.
COUNTY OF Washington)

Before me, Marsha Norwood, A Notary Public in and for said State, on this 1st day of October, 1987, personally appeared John A. Hudson, to me known to be the identical person who subscribed the name of Phillips Petroleum Company to the foregoing instrument as its ATTORNEY IN FACT and acknowledged to me that he executed the same as his free and voluntary act and deed, and as the free and voluntary act and deed of such corporation for the uses and purposes therein set forth.

Given under my hand and official seal this 1st day of October, 1987.

My commission expires:
8-2-90

MARSHA NORWOOD NOTARY PUBLIC IN AND FOR WASHINGTON COUNTY, OKLA.

Marsha Norwood
Notary Public
Residing at Bartlesville, OK

IDENTIFICATION REFERENCE

83550

FELIX E. WILSON, III REGISTER DAVIDSON COUNTY, TN
Nov 18 11 12 AM '87

STATE OF TENNESSEE

COUNTY OF DAVIDSON

I, The actual consideration for this transfer or value of property conveyed (whichever is greater) is $140,000.00.

J. B. Smith

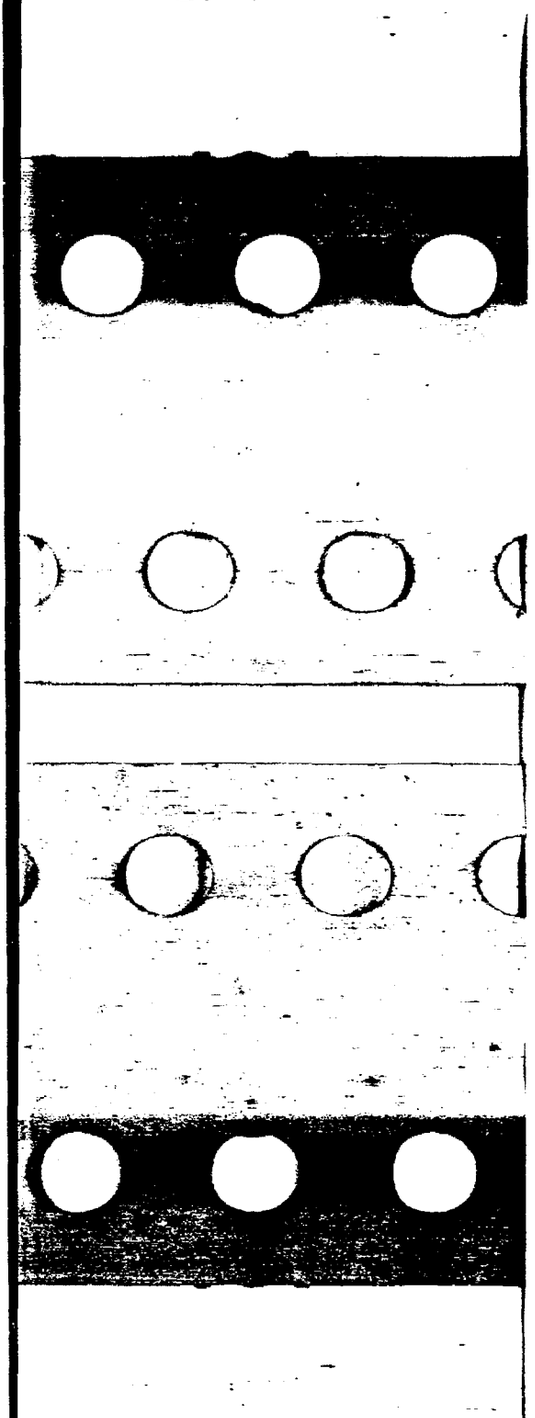
Sworn to and subscribed before me this 18th day of November, 1987.

Linda P. Turner
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires:
9-11-90

ACKNOWLEDGEMENTS11



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7406 PAGE 98

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

140000.00- CAMT.
392.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 398.50-
3831A11/18/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

8350

IDENTIFICATION REFERENCE

NOV 18 11 18 AM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 36992