Return TO: Box 36

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Address New Owner as follows:

Ashland Oil, Inc.
P. O. Box 14000
Lexington, KY 40512

Send tax bills to:

Same

Map-Parcel No:

086-00-0233.00

2910 04/08 0101 03CHECK 569.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **LAUREL & WENDY, LTD.**, a Tennessee limited partnership, hereinafter called Grantor, has bargained and sold, and by these presents does transfer and convey unto **ASHLAND OIL, INC.**, a Kentucky corporation, its successors and assigns, certain real property lying and being situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Laurel Hills Commercial Park, as of record in Book 5200, page 199, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Laurel & Wendy, Ltd., a Tennessee limited partnership, by deed from Home Federal Savings & Loan Association of Nashville, of record in Book 5149, page 569, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract of land, together with the appurtenances, easements, estate, title and interest thereto belonging to the said Grantee, its successors, representatives and assigns forever.

AND GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good right to convey it, and that the same is unencumbered except for those matters set forth on Exhibit "B" attached hereto and made a part hereof, to all of which this conveyance is made subject.

AND GRANTOR further covenants and binds itself, its successors, assigns and representatives to warrant and forever defend the title to said property to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 5th day of April, 1988.

LAUREL & WENDY, LTD.

By: J. Thomas Dotson
General Partner

By: Donald R. Shamblin
General Partner

20047

IDENTIFI REFERENCE

APR 8 3 34 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named J. Thomas Dotson and Donald R. Shamblin, with whom I am personally acquainted, who, upon oath, acknowledged themselves to be the general partners of Laurel & Wendy, Ltd., a Tennessee limited partnership, the bargainor, and that they as such general partners, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited partnership by themselves as general partners.

WITNESS my hand and official seal at Nashville, Tennessee on this the 5th day of April, 1988.

Marsha R. Anderson
NOTARY PUBLIC

My commission expires: 11-3-88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 200,000—.

AFFIANT

Sworn to and subscribed before me this the 8th day of April, 1988.

Mary Ann Selley
NOTARY PUBLIC
My commission expires: 3-11-90

This instrument was prepared by:

John N. Popham
TUNE, ENTREKIN & WHITE
21st Floor, First American Center
Nashville, Tennessee 37238

EXHIBIT "B"

Exceptions to Title

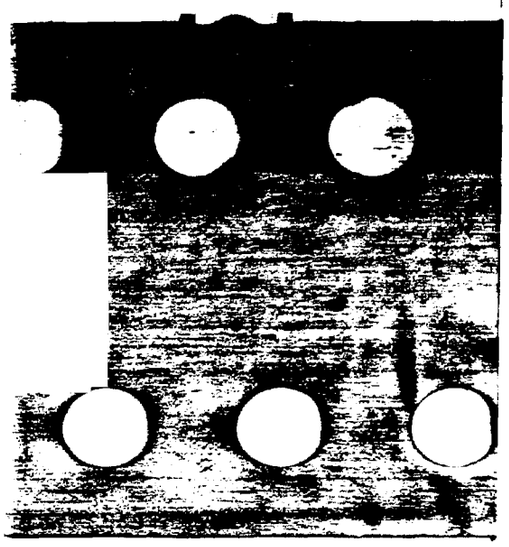
BOOK 7512 PAGE 537

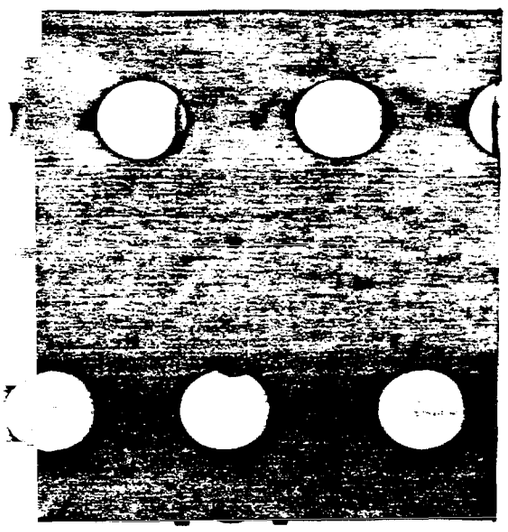
1. Taxes for the year 1988 are a lien, but not yet due and payable.

2. Conditions of owner's certificate, drainage and utility easements, sanitary sewer easements, private easement, and other matters shown on the Plan of record for Laurel Hills Commercial Park of record in Book 5200, page 199, Register's Office for Davidson County, Tennessee.

3. Private easement of record in Book 5118, page 843, Register's Office for Davidson County, Tennessee.

4. Drainage easement of record in Book 5095, page 239, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR BOOK 7512 PAGE 538

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

CAMT 200000.00
CON TX 560.00
PRFEE 0.50
WDEED 9.00
TOTAL 569.50
CHECK 569.50

04/08/88 01 15:34 0001 2910

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20047

IDENTIFICATION REFERENCE

APR 8 3 34 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 79087