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STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 271,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF May 1988

Notary Public

NOTARY PUBLIC AT LARGE TENNESSEE

MY COMMISSION EXPIRES My Commission Expires Sept. 11, 1990

THIS INSTRUMENT WAS PREPARED BY

STUART JONES, ATTORNEY (NAME) 325 UNION STREET, NASHVILLE, TENNESSEE 37201 (ADDRESS)

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
THE PHILADELPHIA NAT'L BANK (NAME)	Mr. Bill Kimbro KIMBRO EQUITIES II (NAME)	92-8-186
Penn Mutual Building Corporate Truste Adm. (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 23089 (STREET ADDRESS)	
510 Walnut Street; Sixth Floor Philadelphia, Penn. 19106 (CITY) (STATE) (P.O. ZIP)	Nashville, Tennessee 37202 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, KAYO OIL COMPANY, A DELAWARE CORPORATION,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO THE PHILADELPHIA NATIONAL BANK

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resubdivision of Lots 37, 38, 39 and 40, on the Map of Samuel Watkins Subdivision, as shown on plat of record in Plat Book 4595, page 78, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the property conveyed to KAYO OIL COMPANY, A DELAWARE CORPORATION, by Deed of Record in Book 5857, page 570, Register's Office for Davidson County, Tennessee.

KAYO OIL COMPANY does hereby bind itself, its successors and assigns to WARRANT and DEFEND title to the same against every person lawfully claiming or to claim the same or any part thereof by, through or under it, but not otherwise.

unimproved ( )
This is improved (X) property, known as 1406 Charlotte Avenue, Nashville, Tennessee
(House Number) (Street) (P.O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. by, through or under the Grantor, but not otherwise.

Witness its hands this 20th day of May, 19 1988

KAYO OIL COMPANY

BY: J. S. Hill

J. S. Hill, Vice President LJK

STATE OF TENNESSEE }

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ 19___.

Commmission expires_____ _____

Notary Public

STATE OF TENNESSEE }
COUNTY OF ~~DAVIDSON~~ Hamilton }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared J. S. Hill, Vice President

~~and~~ _____ with whom I am personally acquainted and who upon ~~their several oaths~~ (his oath) acknowledged ~~themselves~~ (himself) to be the Vice President ~~and~~ _____ respectively of the KAYO OIL COMPANY, A DELAWARE CORPORATION the within named bargainor, a corporation, and that (~~he~~) as such Vice President ~~and~~ _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said J. S. Hill as such Vice President, and attesting the same by the said J. S. Hill as such Vice President

Witness my hand and official seal at office at Chattanooga on this the 20th day of May, 19 88

My commission expires 1-24-91

Shirley Dowell
Notary Public

WARRANTY DEED

FROM

KAYO OIL COMPANY, A DELAWARE CORPORATION

TO

THE PHILADELPHIA NATIONAL BANK

332330

IDENTIFICATION REFERENCE

MAY 24 2 25 PM '88

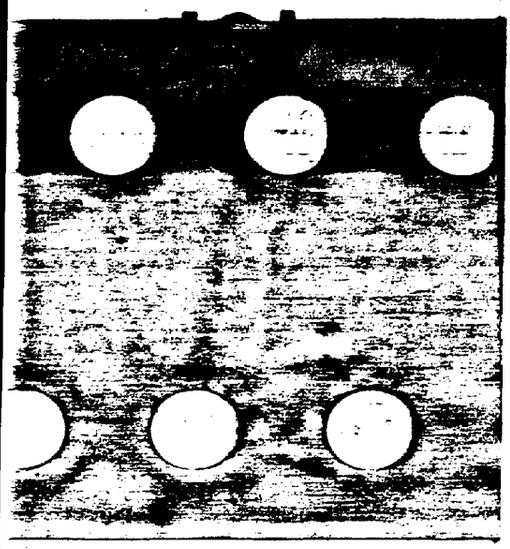
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

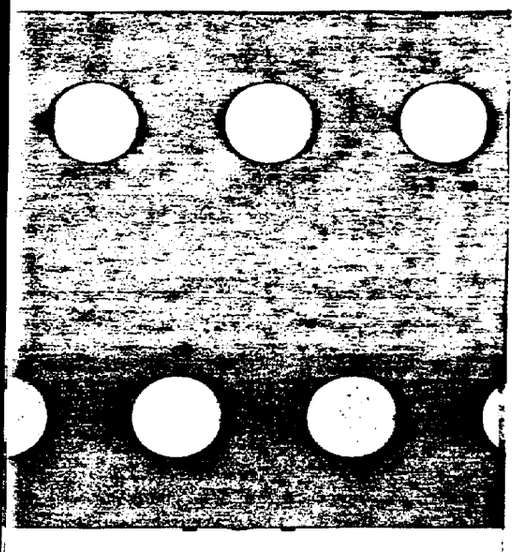
0328 05/24 0101 03CHECK 765.30

Furnished by:

MID-SOUTH TITLE INSURANCE CORPORATION
LAWYERS TITLE INSURANCE CORPORATION

325 Union Street Building, Nashville, Tennessee 37201





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

CAMT	271000.00
CON TX	758.80
PRFEE	0.50
WDEED	6.00
TOTAL	765.30
CHECK	765.30

RECEIPT IS NOT VALID UNTIL 05/24/88 IS PAID BY EA407 0001 0328

33230

IDENTIFICATION REFERENCE

MAY 24 2 25 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 94490