Address New Owner:
FFH Properties
c/o Robert E. Hoehn
4537 Nolensville Road
Nashville, TN 37211

Send Tax Bills to:
Same

This Instrument Prepared By:
Daniel Bruce Beeler
P. O. Box 2511
Houston, TX 77252

Map Parcel Number
163
330

SPECIAL WARRANTY DEED

BOOK 7594 PAGE 474

THIS INDENTURE made this 30th day of June, 1988, between TENNECO OIL COMPANY, a Delaware corporation, with its principal place of business located in Houston, Harris County, Texas, hereinafter called "Grantor," and FFH PROPERTIES, a Tennessee General Partnership, composed of Gerald C. Forstner, Jr., Robert R. Frost and Robert E. Hoehn, hereinafter called "Grantee".

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) in hand paid at and before the sealing and delivery of these presents, the receipt hereof is hereby acknowledged, has granted, bargained and sold, and conveyed and by these presents does grant, bargain, sell and convey unto the said Grantee, its successors and assigns, a certain tract or parcel of land described as follows:

Land in Davidson County, Tennessee, being Lot No. 2, on the Plan of Subdivision for Lot 1, The Hills of Hickory Hollow commercial P.U.D. of record in Book 6900, Page 603, Register's Office for Davidson County, Tennessee, described as follows:

Being a certain tract of land located in the First Civil District of Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (set), said pin being the southwest corner of the herein described property and in the north right-of-way of Bell Road;

Thence leaving said right-of-way North 20 degrees 48 minutes 00 seconds West, 160.00 feet to an iron pin (set), said pin being the northwest corner of the herein described tract;

Thence North 67 degrees 52 minutes 53 seconds East, 48.11 feet to an iron pin (set), said pin being on the west edge of a joint ingress/egress easement, also being the beginning of a curve to the left, said curve having a central angle of 76 degrees 08 minutes 46 seconds, a radius of 112.00 feet, an arc length of 148.85 feet, and a chord of South 77 degrees 37 minutes 23 seconds East, 138.13 feet;

Thence along said easement along the arc of the above described curve 148.85 feet to an iron pin (set), said pin being the beginning of curve to the right, said curve having a central angle of 73 degrees 01 minutes 27 seconds, a radius of 25.00 feet, an arc length of 31.86 feet, and a chord of South 79 degrees 11 minutes 03 seconds East, 29.75 feet;

Thence along said easement along the arc of the above described curve 31.86 feet to an iron pin (set);

Thence along said easement South 42 degrees 40 minutes 20 seconds East, 3.74 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 21 degrees 59 minutes 38 seconds, a radius of 85.00 feet, an arc length of 32.63 feet, and a chord of South 31 degrees 40 minutes 31 seconds East, 32.43 feet;

Thence along said easement, along the arc of the above described curve 32.63 feet to an iron pin (set);

Thence along said easement South 20 degrees 40 minutes 42 seconds East, 35.67 feet to an iron pin (set), said pin being the north right-of-way of Bell Road;

Thence with said right-of-way South 69 degrees 30 minutes 34 seconds West, 196.48 feet to the point of beginning and containing 22,343 square feet or 0.51 acres more or less.

For a period of fifteen (15) years from date hereof the use of the above referenced property shall be restricted such that said property shall not be used for the sale of convenience store items, alcohol and petroleum products, save and except, oil changes and lubrications of motor vehicles shall be permitted.

Grantor additionally grants unto Grantee, its successors and assigns, perpetual non-exclusive easements for ingress and egress over the following described tracts or parcels of land, and being described as follows:

Easement I

Beginning at an iron pin located on the North right-of-way of Bell Road at the southwest corner of Tract No. 1, hereinabove described; thence, leaving said right-of-way along the East side of a joint ingress/egress easement North 25 degrees 11 minutes 27 seconds West, 50.88 feet to an iron pin (set), said pin being the beginning of a curve to the left, said curve having a central angle of 13 degrees 23 minutes 13 seconds, a radius of 112.00 feet, an arc length of 26.17 feet, and a chord of North 35 degrees 02 minutes 43 seconds West, 26.11 feet; thence, with said easement along the arc of the above described curve 26.17 feet to an iron pin (set), the POINT OF BEGINNING of the herein described easement; thence, with said easement North 41 degrees 44 minutes 20 seconds West, 48.60 feet to an iron pin (set); thence, North 47 degrees 19 minutes 40 seconds East, 58.25 feet to an iron pin at the beginning of a curve to the right, said curve having a radius of 112.09 feet; thence, around said curve, a distance of 35.58 feet to an iron pin; thence, North 65 degrees 31 minutes 40 seconds East, 79.00 feet to an iron pin at the beginning of a curve to the left, having a radius of 25.00 feet; thence, around said curve, a distance of 20.82 feet to an iron pin located in the West right-of-way of Hickory Hollow Terrace; thence, with said right-of-way and with a curve to the right, having a radius of 1,175.00 feet, a distance of 35.29 feet to an iron pin; thence, leaving said right-of-way South 68 degrees 22 minutes 29 seconds West, 60.40 feet to an iron pin; thence, South 65 degrees 31 minutes 40 seconds West, 40.00 feet to an iron pin at the beginning of a curve to the left, having a radius of 88.00 feet; thence, around said curve, a distance of 27.95 feet to an iron pin; thence, South 47 degrees 19 minutes 40 seconds West, 34.05 feet to an iron pin at the beginning of a curve to the left, having a radius of 25.00 feet; thence, around said curve, a distance of 38.86 feet to the POINT OF BEGINNING.

Easement II

Being a certain tract of land located in the First Civil District of Davidson County, Tennessee and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (set), said pin being in the North right-of-way of Bell Road and the West edge of a joint ingress/egress easement;

Thence leaving said right-of-way along said easement North 20 degrees 40 minutes 42 seconds West, 35.67 feet to an iron pin (set), said pin being the beginning of a curve to the left, said curve having a central angle of 21 degrees 59 minutes 38 seconds, a radius of 85.00 feet, an arc length of 32.63 feet, and a chord of North 31 degrees 40 minutes 31 seconds West 32.43 feet;

Thence along said easement along the arc of the above described curve 32.63 feet to an iron pin (set);

Thence along said easement North 42 degrees 40 minutes 20 seconds West, 3.74 feet to an iron pin (set), said pin being the beginning of a curve to the left, said curve having a central angle of 73 degrees 01 minutes 27 seconds, a radius of 25.00 feet, an arc length of 31.86 feet, and a chord of North 79 degrees 11 minutes 03 seconds West, 29.75 feet;

Thence along said easement along the arc of the above described curve 31.86 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 76 degrees 08 minutes 46 seconds, a radius of 112.00 feet, an arc length of 148.85 feet, and a chord of North 77 degrees 37 minutes 23 seconds West, 138.13 feet;

Thence along said easement along the arc of the above described curve 148.85 feet to an iron pin (set), said pin being in the phase line for the remainder of Robert Torch property;

Thence with said phase line North 67 degrees 52 minutes 53 seconds East, 25.50 feet to an iron pin (set), said pin being in the east edge of a joint ingress/egress easement, also being the beginning of curve to the left, said curve having a central angle of 88 degrees 08 minutes 30 seconds, a radius of 88.00 feet, an arc length of 135.38 feet, and a chord of South 88 degrees 36 minutes 05 seconds East, 122.42 feet;

Thence along said easement along the arc of the above described curve 135.38 feet to an iron pin (set);

Thence along said easement North 47 degrees 19 minutes 40 seconds East, 12.78 feet to an iron pin (set);

Thence along said easement South 41 degrees 44 minutes 20 seconds East, 48.60 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 13 degrees 23 minutes 13 seconds, a radius of 112.00

feet, an arc length of 26.17 feet, and a chord of South 35 degrees 02 minutes 43 seconds East, 26.11 feet;

Thence along said easement along the arc of the above described curve 26.17 feet to an iron pin (set);

Thence along said easement South 25 degrees 11 minutes 27 seconds East, 50.88 feet to an iron pin (set), said pin being in the north right-of-way of Bell Road;

Thence with said right-of-way South 69 degrees 30 minutes 34 seconds West, 30.00 feet to the point of beginning and containing 6,850 square feet or 0.16 acres more or less.

The above described property was conveyed to Tenneco Oil Company, a Delaware corporation, by deed from Robert Torch Investments, Inc., as of record in Book 7484, Page 619, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said premises, together with all rights, privileges and appurtenances thereto in any manner belonging unto the said Grantee, its successors and assigns, forever. Grantor covenants with Grantee that said premises are free from all encumbrances made or suffered by it, except to the extent otherwise set forth in this Deed. And Grantor hereby binds itself, its successors and assigns to warrant and forever defend all and singular the premises unto the said Grantee, its successors 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 caused this instrument to be executed by and through its duly authorized officers.

ATTEST:

A. B. Smith, Jr.
Assistant Secretary

TENNECO OIL COMPANY

By S. C. Johnson
S. C. Johnson
Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $227,500.00.

Robert E. Hoehn, Affiant

SUBSCRIBED AND SWORN to before me this 6 day of July, 1988.

Notary Public

My Commission Expires:

11/12/90

THE STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, the undersigned, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared S. C. Johnson and A. B. Smith, Jr., Vice President and Assistant Secretary, respectively, of TENNECO OIL COMPANY, a corporation under the laws of the State of Delaware, to me known to be the persons who signed the foregoing instrument as such officers and severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said corporation, and that the said instrument is the act and deed of said corporation.

WITNESS MY HAND and official seal at Houston, in the County of Harris, and State of Texas, this 30th day of June, 1988.

Carolyn Royal
Notary Public, State of Texas

dbb\agt\80615-01

CAROLYN ROYAL
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-19-'91

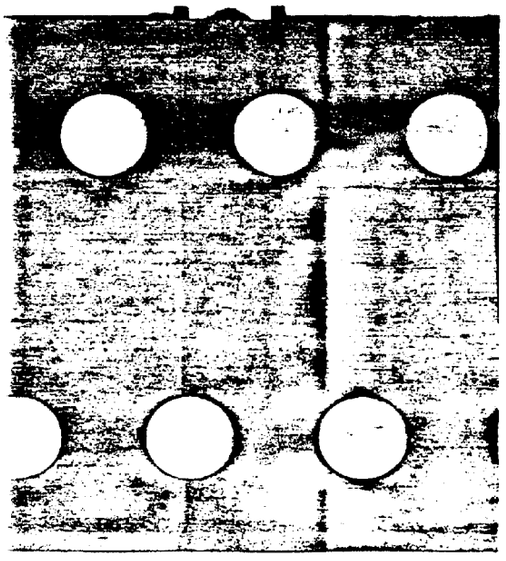
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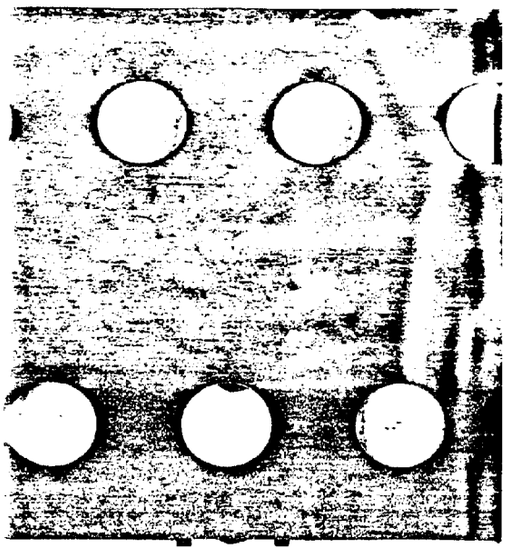
47487

IDENTIFICATION REFERENCE

JUL 8 9 51 AM '88

WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7594 PAGE 479

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	
	227500.00
CON TX	750.75
PRFEE	0.50
WDEED	15.00
TOTAL	766.25
CHECK	766.25

07/08/88 01 09:53 0001 4937

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47487

IDENTIFICATION REFERENCE

JUL 8 9 52 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 110809