272084 File 33

MDSWP718 09/07/88 cw

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS (MDS)
2700 First American Center
Nashville, Tennessee 37238

GENERAL WARRANTY DEED

BOOK 7671 PAGE 964

Address New Owner(s)	Send Tax Bills To	Map-Parcel Number(s)
Exxon Corporation 1200 Smith Street Suite 1050 Houston, Texas 77001	Exxon Corporation P. O. Box 4415 Houston, Texas 77210-4415	86-0-208

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, TENNSOUTH PROPERTIES, LTD., a Tennessee limited partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto EXXON CORPORATION, a New Jersey corporation ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as more particularily described on Exhibit A attached hereto.

Being the same property conveyed to Grantor by deed dated August 27, 1987, from John W. Hayes and wife, Mary A. Hayes, of record Book 7327, page 549, said Register's Office.

Said property is conveyed subject to the following matters:

1. Taxes for 1988, a lien and presently due and payable, which lien Grantee expressly assumes.

2. Such matters as are reflected on the survey of Ragan, Smith Murphy & Associates, Inc., dated November 24, 1987, revised August 18, 1988, Job No. 87-183, including an 18 inch sewer line across the northerly portion, with manholes located on the westerly part and easterly part of said property, and existing 100 year flood plain across portions of the northerly portion of said lot and Dry Fork Creek across the northerly portion of said lot.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever. Grantor covenants that, subject to the matters set forth above, Grantor is lawfully seized and possessed of said land in fee simple, has good right to convey it, and that same is unencumbered.

Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except claims arising out of the matters set forth above.

Whenever used, the singular shall include the plural and the plural the singular and the use of any gender shall be applicable to all genders.

7.42 37.

IDENTIFICATION REFERENCE

Oct 6 2 57 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WITNESS our hands this 6th day of October 1988, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

TENNSOUTH PROPERTIES, LTD.

By: TennSouth Corp

By: James W. Hardwick
James W. Hardwick,
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Carol M. Walker, a Notary Public, JAMES W. HARDWICK, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the President of TennSouth Corp., a corporation that is a corporate general partner of TennSouth Properties, Ltd., a limited partnership, and is authorized by the corporation, the corporation being authorized by the limited partnership, to execute this instrument on behalf of the limited partnership.

WITNESS my hand, at office, this 6th day of October, 1988.

Carol M. Walker
Notary Public

My Commission Expires:
May 13, 1989

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property conveyed (whichever is greater) is $620,000.00.

William T. Lumbatt
Affiant

Sworn to and subscribed before me this 6th day of October, 1988.

Lydia D. Brodhead
Notary Public

My Commission Expires:
February 5, 1990

EXHIBIT A

PROPERTY DESCRIPTION
EXXON TRACT - TOTAL AREA

A tract of land in the Second Civil District of Metropolitan Nashville, Davidson County, Tennessee, more particularly described as follows:

Beginning at an iron pin set in the northeasterly right-of-way line of Old Hickory Boulevard at its intersection with the southeasterly line of that parcel of land conveyed to Brandon Properties, Inc., of record in Book 6726, page 997, R.O.D.C., Tennessee; thence,

1. With said southeasterly line, N 32° 59' 37" E, 202.95 feet to a point in the centerline of Dry Fork Creek; thence,

2. With the centerline of said creek, S 30° 51' 37" E, 36.86 feet to a point; thence,

3. With the centerline of said creek S 63° 31' 26" E, 124.80 feet to a point; thence,

4. With the centerline of said creek S 83° 23' 26" E, 92.00 feet to a point in the westerly right-of-way line of Andrew Jackson Parkway; thence,

5. With said right-of-way line, 66.73 feet along the arc of a curve to the left, said curve having a radius of 2894.79 feet, a central angle of 1° 19' 15" and a chord bearing and distance of S 15° 10' 23" E, 66.73 feet to an iron pin found; thence,

4726 10/06 0101 03CHECK 2055.50

6. With said right-of-way line, S 15° 50' 01" E, 80.03 feet to an iron pin found; thence,

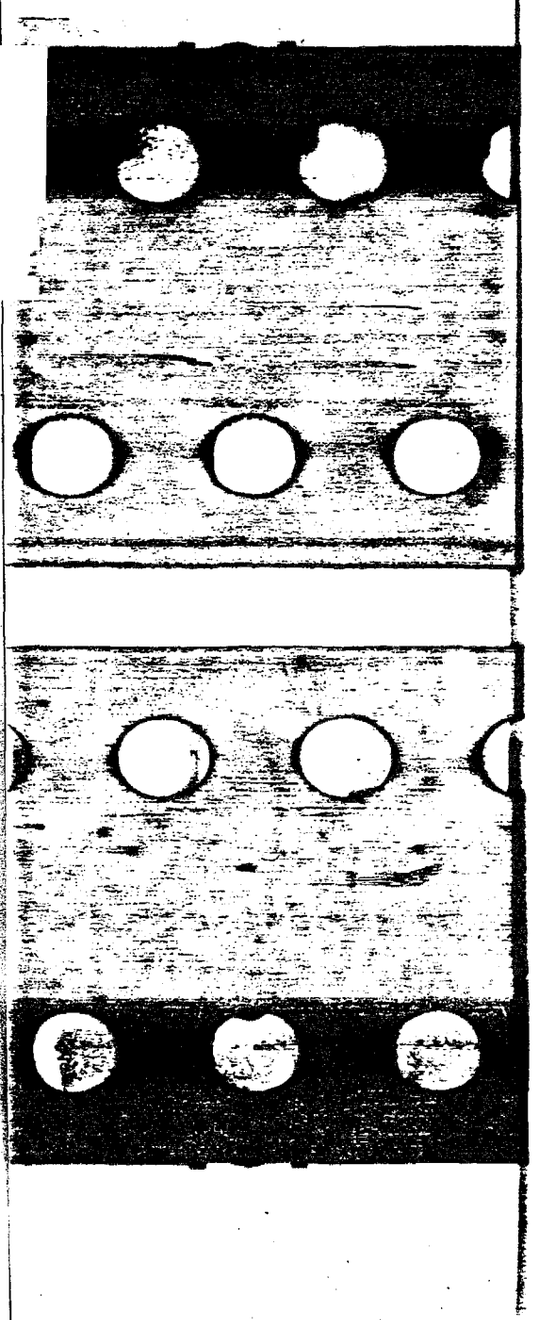
7. With said right-of-way line 139.68 feet along the arc of a curve to the right, said curve having a radius of 230.00 feet, a central angle of 34° 47' 41" and a chord bearing and distance of S 02° 50' 05" W, 137.54 feet to a concrete monument found; thence,

8. S 68° 59' 33" W, 15.76 feet to an iron pin found in the aforesaid northeasterly right-of-way line of Old Hickory Boulevard; thence,

9. 256.02 feet along the arc of a curve to the left, said curve having a radius of 1999.86 feet, a central angle of 07° 20' 06" and a chord bearing and distance of N 57° 26' 05" W, 255.84 feet to an iron pin set; thence,

10. With said right-of-way line, N 61° 06' 00" W, 153.85 feet to the point of beginning and containing 71,991 square feet or 1.653 acres of land.

Being a part of the land conveyed by John Hayes and wife, Mary Hayes, to TennSouth Properties, Ltd., of record in Book 7327, page 549, R.O.D.C., Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7671 PAGE 967

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 620000.00
CON TX 2046.00
PRFEE 0.50
WDEED 9.00
TOTAL 2055.50
CHECK 2055.50

10/06/88 01 15:01 0001 4726

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.42317.

IDENTIFICATION REFERENCE

OCT 6 2 57 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No.141556