File box 52

THIS INSTRUMENT PREPARED BY:
O'HARE, SHERRARD & ROE
424 Church Street, Suite 2000
Nashville, Tennessee 37219

BOOK 7944 PAGE 96

GENERAL WARRANTY DEED

Send Tax Bills to and
Address New Owner(s) as follows:

Name\Address Mortgagee:

Map/Parcel
108-01-36
108-01-37

BP Oil Company
200 Public Square
Cleveland, Ohio 44114

FOR AND IN CONSIDERATION of the sum of Four Hundred Fifty Thousand and No/100 Dollars ($450,000.00) GRW Enterprises, Inc., a Tennessee corporation (hereinafter referred to as "GRANTOR"), has bargained and sold, and does hereby transfer and convey unto BP Oil Company, an Ohio corporation (hereinafter referred to as "GRANTEE"), certain real estate in Davidson County, Tennessee, as follows:

SEE EXHIBIT "A" ATTACHED.

This is unimproved property, known as 2741 and 2745 Shacklett Drive, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD the Property, the appurtenances, estate, title and interest belonging to the said GRANTEE and the said GRANTEE'S successors, heirs and assigns forever.

GRANTOR further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the Property to said GRANTEE, and the GRANTEE'S successors, heirs, and assigns, against the lawful claims of all persons whomsoever; provided, however, this conveyance is subject to the following:

(1) Taxes for 1989, which the GRANTEE hereby assumes and agrees to pay in full.

(2) The covenants and restrictions set forth in the Restrictive Covenants of record in Book 3186, page 181, Register's Office for Davidson County, Tennessee ("RODC"), as amended in Book 3339, page 363, RODC.

(3) All easements and restrictions set forth on the Plan of Larkwood Subdivision of record in Plat Book 2900, page 144, RODC, as amended in Book 3222, page 205, RODC, rights-of-way and other easements, zoning, and other governmental laws and regulations.

(4) Easement of record in Book 2244, page 140, RODC.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be signed by its duly authorized officer on the 21st day of September, 1989.

GRW ENTERPRISES, INC.

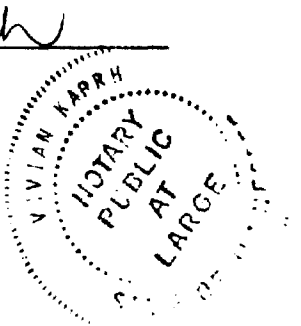
By: _____
M. Andrew Hoover, Assistant Secretary

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public within and for the State and County aforesaid, M. Andrew Hoover, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that he is the assistant secretary of GRW Enterprises, Inc., a Tennessee corporation, the within named bargainor, who acknowledged to me that he executed the within instrument after first being authorized by the Corporation so to do, for the purposes therein contained by signing the name of the corporation by himself as assistant secretary.

WITNESS my hand and official seal at Nashville, Tennessee, this 21st day of September, 1989.

Vivian Karrh
Notary Public



My commission expires:

May 20, 1992

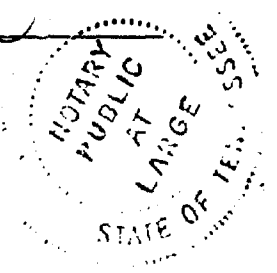
STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $450,000.00.

Affiant

Subscribed and sworn to before me this, the 21st day of September, 1989.

Vivian Karrh
Notary Public



My commission expires:

May 20, 1992

EXHIBIT A

Being lots 81 and 82 on the plan of Larkwood Subdivision as of record in Plat Book 2900, page 144 of the Registers office of Davidson County, Tennessee and lying in the third civil district of Davidson County; said property more particularly described as follows:

Beginning at an existing iron pin lying on the common rear corner of lot 82 and lot number 80 on said Larkwood Plan with lot number 80 currently deeded to HLS Inc. in deed book 5002, page 522 R.O.D.C.; said point further described as lying on the west margin of Donelson Pike; thence leaving said point of beginning and running with the said common line of lots 82 and 80 south 87 degrees, 16 minutes, 33 seconds west a distance of 41.77 feet to an existing iron pin; thence continuing with said common line of lots 82 and 80 south 75 degrees, 09 minutes, 41 seconds west a distance of 141.25 feet to an existing iron pin lying on the east margin of Claridge Drive and at the common front corner of said lots 81 and 80; thence running with the east margin of Claridge Drive and a curve to the left having a radius of 486.40 feet a distance of 116.54 feet to an existing concrete monument; thence continuing with the east margin of Claridge Drive and a curve to the right having a radius of 25.00 feet a distance of 38.64 feet to an existing iron pin; thence running with the south margin of Shacklett Drive north 63 degrees, 04 minutes, 29 seconds east a distance of 124.00 feet to a set iron pin; thence running with curve to the right having a radius of 194.00 feet a distance of 32.99 feet to an existing state highway monument lying on the west margin of Donelson Pike; thence running with the west margin of Donelson Pike South 41 degrees, 56 minutes, 13 seconds east a distance of 105.33 feet to an existing state highway monument (damaged); thence running with a curve to the left having a radius of 3885.13 feet a distance of 92.40 feet to the point of beginning and containing 31,906 square feet.

According to a survey done 2-16-89 by: David Bundren.

Being the same property conveyed to GRW Enterprises, Inc., by deed from Erline Barnes and sister, Freeda Kitchens, of record in Book 7924, page 949, Register's Office for Davidson County, Tennessee.

6 8 3 1 2

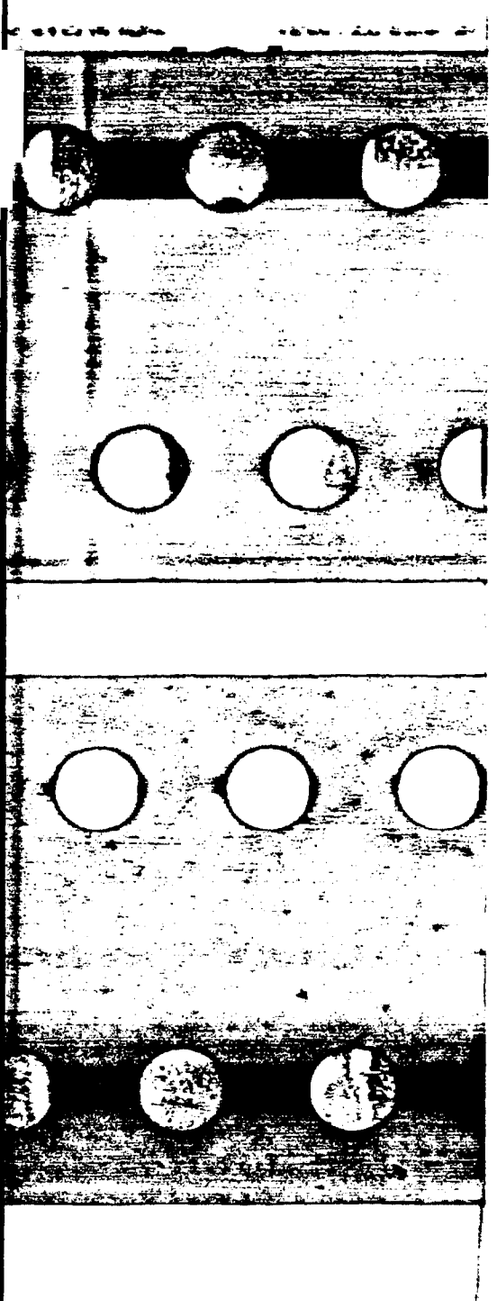
IDENTIFICATION REFERENCE

SEP 22 8 20 AM '89

FELIX Z. WILLIAMS REGISTER
DAVIDSON COUNTY, TN

7229 09/22 0101 03CHECK 1498.00

f:\wp\mah\general\bpoil.gwd



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7944 PAGE 100

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 450000.00
CON TX 1485.00
PRFEE 1.00
WDEED 12.00
TOTAL 1498.00
CHECK 1498.00

09/22/89 01 08:20 0001 7229

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6.8.3.1.2.

IDENTIFI REFERENCE

SEP 22 8 20 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251195