BOOK 7987 PAGE 894

83444

WHEN RECORDED MAIL TO:
Service Station Holdings Inc.
Real Estate Department
200 Public Square
Cleveland, OH 44114-2375

MAIL ENV.

IDENTIF. REFERENCE

MAIL TAX STATEMENT TO:
BP Oil Company
Attention: Property Tax Dept.
P. O. Box 94563
Cleveland, OH 44101

NOV 20 2 2: PM '89

FEE

SPECIAL WARRANTY DEED

92-2 Par 22 Jo

KNOW ALL MEN BY THESE PRESENTS:

That, BP OIL COMPANY, (formerly Sohio Oil Company, formerly BP Oil Inc.) an Ohio Corporation, with its principal office at 200 Public Square, Cleveland, Ohio 44114-2375, Grantor, for Ten Dollars ($10.00) and other good and valuable consideration received to its full satisfaction of SERVICE STATION HOLDINGS INC., (formerly known as Kennecott Corporation) with its principal office at 200 Public Square, Cleveland, OH 44114-2375, Grantee, does grant, bargain, sell and convey unto Grantee and the successors and assigns of Grantee, the premises (hereinafter called the "Premises") described in Exhibit "A" attached hereto and made a part hereof.

Executing therefrom and reserving unto Grantor, its successors and assigns, all buildings, structures and improvements of any kind (whether or not classified as real property) and all property of whatsoever nature located on the Premises.

TO HAVE AND TO HOLD the above granted and bargained Premises with the appurtenances thereunto belonging to Grantee, and the successors and assigns of Grantee, as the case may be, forever, subject, however, to all legal highways, and to the conditions and restrictions herein contained.

And Grantor does for itself, its successors and assigns, covenant with the Grantee, and the successors and assigns of Grantee, that at and until the ensealing of these presents, Grantor is well seized of the Premises as a good and indefeasible estate in FEE SIMPLE, and has a good right to bargain and sell the same in manner and form as above written, but subject to all liens, encumbrances and claims of every kind and nature caused, created or suffered to exist or be attached upon, against or to the Premises by anyone other than the Grantor, and subject to: (a) taxes and assessments (both general and special), not yet due and payable; (b) building and zoning ordinances, laws, regulations and restrictions applicable to and enforceable against the Premises; (c) any and all leases, easements and rights of way, and to all valid and existing encumbrances, conditions, covenants, restrictions, reservations and exceptions record; and (d) any state of facts that an accurate survey and independent inspection of the Premises by Grantee or its agents would disclose.

And Grantor, for itself, its successors and assigns will warrant and defend the Premises, with the appurtenances thereunto belonging, to Grantee, and the successors and assigns of Grantee, against all lawful claims and demands of all persons claiming by, from, through or under Grantor, except as above noted.

Sohio Oil Company became the successor to BP Oil Inc. by Agreement of Merger dated July 25, 1986 and qualified to transact business in the State of Tennessee on August 12, 1986.

Sohio Oil Company changed its name to BP Oil Company by Amendment to its Articles of Incorporation on January 31, 1989.

IN WITNESS WHEREOF, BP OIL COMPANY has hereunto set its hand and corporate seal, buy its duly authorized officers, this 30th day of June, 1989.

Signed and Acknowledged
in the presence of:

BP OIL COMPANY

By _____
B. T. Werner, Mgr. of Real Estate

And _____
M. J. Wright, Assistant Secretary

STATE OF OHIO)
)SS:
CUYAHOGA COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named BP OIL COMPANY by B. T. Werner its Manager of Real Estate and M. J. Wright its Assistant Secretary, who are personally known to me and who acknowledge that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio, this 30th day of June, 1989.

_____
Notary Public

MARILYN J. LEWIS
Notary Public, State of Ohio - Cuya. Cty.
My Commission Expires April 14, 1992

This instrument was prepared by:

Patrick Riley, Esq.
BP OIL COMPANY
200 Public Square
Cleveland, Ohio 44114-2375

106A/F1070/11/8/89

RECORDER'S MEMO
legibility of writing, typing or printing unsatisfactory in this

24436

092-02-0-022.00

City of Nashville

County of Davidson

State of Tennessee

Prior Deed Recorded at: Vol. 6488 Pg. 876

Actual Consideration $125,000.00

Site No. 24436

Exhibit A

TRACT I:

LAND in Davidson County, Tennessee, within the corporate limits of the City of Nashville, described according to a survey prepared by Hickerson, Adams & Johnson Consulting Engineers, Inc., dated January 7, 1963 as follows:

BEGINNING at an iron pin at the southeast corner of Centennial Boulevard and 29th Avenue North and proceeding thence with the south margin of the right-of-way of Centennial Boulevard north 76° 00' east 150 feet to an iron pin in the west margin of an alley (being the first alley east of 29th Avenue North); thence with the west margin of said alley south 13° 47' east 64.6 feet to the northeast corner of the property of Alonzo Welch and wife, Georgia Welch, as conveyed to them by deed of record in Book 655, page 139, Register's Office for Davidson County, Tennessee; thence with the north line of the said Welch property south 76° 00' west 150 feet to a point in the east margin of 29th Avenue North, said point being the northwest corner of the said Welch property; thence along the east right-of-way of 29th Avenue North, north 13° 47' west 64.6 feet to the point of beginning.

BEING the same property conveyed to Gulf Oil Corporation, a Pennsylvania corporation by deed from Roy Miller and wife, Georgia Miller of record in Book 3531, page 384, Register's Office for Davidson County, Tennessee.

TRACT II:

LAND in Davidson County, Tennessee, within the corporate limits of the City of Nashville, described according to a survey prepared by Hickerson, Adams & Johnson Consulting Engineers, Inc., dated January 7, 1963, as follows:

BEGINNING at a point in the east margin of the right-of-way of 29th Avenue North, said point being the southwest corner of that certain property conveyed to Alonzo Welch and wife, Georgia Welch by deed of record in Book 655, page 139, Register's Office for Davidson County, Tennessee, said point being also south 13° 47' east 97.6 feet from the southeast corner of the intersection of 29th Avenue North and Centennial Boulevard, as measured along the east right-of-way of 29th Avenue North, and proceeding thence with the south boundary of the said Welch property north 76° 00' east 150 feet to a point in an alley (being the first alley east of 29th Avenue North); thence with the west margin of said alley south 13° 47' east 32.4 feet to an iron pin located at the northeast corner of the Stephen Frierson property; thence with Frierson's north line south 76° 00' west 150 feet to an iron pin in the east margin of the right-of-way of 29th Avenue North, being the northwest corner

EXHIBIT A

of the said Frierson property; thence with the east right-of-way of 29th Avenue North, north 13° 47' west 32.4 feet to the point of beginning.

BEING the same property conveyed to Gulf Oil Corporation, a Pennsylvania corporation by deed from Elnora White of record in Book 3531, page 388, Register's Office for Davidson County, Tennessee.

TRACT III:

LAND in Davidson County, Tennessee, within the corporate limits of the City of Nashville, described according to a survey prepared by Hickerson, Adams & Johnson Consulting Engineers, Inc., dated January 7, 1963, as follows:

Parcel No. 1:

Beginning at a point in the east margin of the right-of-way of 29th Avenue North, said point being south 13° 47' east 64.0 feet from the southeast corner of 29th Avenue North and Centennial Boulevard measured along the east right-of-way of 29th Avenue North and proceeding thence north 76° 00' east 150 feet to a point in an alley (being the first alley east of 29th Avenue North); thence with the west margin of said alley south 13° 47' east 0.6 feet to the northeast corner of that certain property conveyed to Alonzo Welch and wife, Georgia May Welch by deed of record in Book 655, page 139, said Register's Office; thence with the north line of said Welch property south 76° 00' west 150 feet to a point in the east margin of 29th Avenue North, said point being the northwest corner of the said Welch property; thence along the east right-of-way of 29th Avenue North, north 13° 47' west 0.6 feet to the point of beginning.

Parcel No. 2:

Beginning at a point in the east margin of the right-of-way of 29th Avenue North, said point being the northwest corner of that certain property conveyed to Elnora White by deed of record in Book1179, page 271, said Register's Office, said point being also south 13° 47' east 97.6 feet from the southeast corner of the intersection of 29th Avenue North and Centennial Boulevard, as measured along the east right-of-way of 29th Avenue North, and proceeding thence north 76° 00' east 150 feet to a point in an alley (being the first alley east of 29th Avenue North), said point also being the northeast corner of the Elnora White property; thence with the west margin of said alley south 13° 47' east 0.9 feet to

EXHIBIT A

a point in the west margin of said alley; thence east 76° 00' west 150 feet to a point in the east margin of the right-of-way of 29th Avenue North; thence with the east right-of-way of 29th Avenue North, north 13° 47' west 0.9 feet to the point of beginning.

BEING the same property conveyed to Gulf Oil Corporation, a Pennsylvania corporation by deed from Georgia May Welch, widow of Alonzo Welch, deceased, of record in Book 3531, page 373, Register's Office for Davidson County, Tennessee.

TRACT IV:

LAND in Davidson County, Tennessee, within the corporate limits of the City of Nashville, described according to a survey prepared by Hickerson, Adams & Johnson Consulting Engineers, Inc., dated January 7, 1963, as follows:

BEGINNING at a point in the east margin of the right-of-way of 29th Avenue North, said point being the southwest corner of that certain property conveyed to Roy Miller and wife by deed of record in Book 1191, page 32, Register's Office for Davidson County, Tennessee, said point being also south 13° 47' east 64.6 feet from the southeast corner of 29th Avenue North and Centennial Boulevard, measured along the east right-of-way of 29th Avenue North and proceeding thence along the south boundary of the said Roy Miller and wife property north 76° 00' east 150 feet to a point in an alley (being the first alley east of 29th Avenue North); thence with the west margin of said alley south 13° 47' east 33 feet to the northeast corner of that certain property conveyed to Elnora White by deed of record in Book 1179, page 271, said Register's Office; thence with the north line of the said property of Elnora White south 76° 00' west 150 feet to a point in the east margin of 29th Avenue North, said point being the northwest corner of the Elnora White property; thence with the east right-ofway of 29th Avenue North, north 13° 47' west 33 feet to the point of beginning.

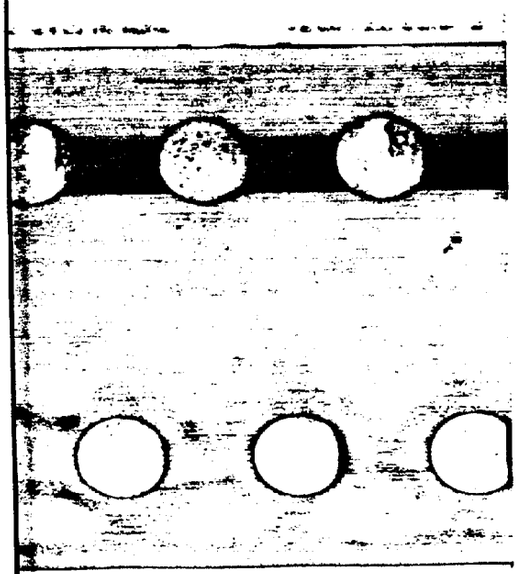
5041 11/20/81 02:04PM 438.50

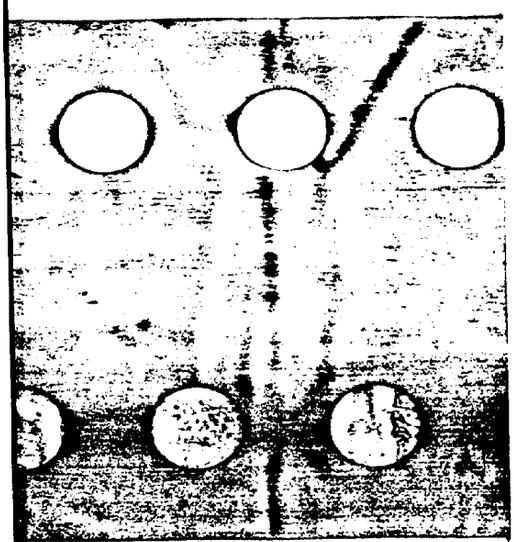
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 15,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF NOV. 19 81.

Deputy Register





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

RECEIVED OF _____

FOR _____

BOOK 7987 PAGE 899

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 125000.00
CON TX 412.50
PRFEE 1.00
WDEED 15.00
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK TOTAL 428.50
CHECK 428.50
11/20/89 01 14:25 0001 6041

83444

IDENTIF. TREFERENCE

Nov 20 2 27 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 268850