File #4

BOOK 8172 PAGE 994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00 .

Affiant

Subscribed and sworn to before me, this 8 day of August, 1990.

Notary Public

My Commission Expires: 10-9-91

This instrument prepared by:
Gullett, Sanford, Robinson & Martin
P. O. Box 2757
Third Floor
230 Fourth Avenue North
Nashville, TN 37219-0757

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers
James W. Perkins, Jr. Consumers' Gasoline Stations, Inc. P. O. Box 23309 Nashville, TN 37202	Same	086-0-156 4D-10905

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **NANCY K. PERKINS**, unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **JAMES W. PERKINS, JR.** , hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the Fourth Civil District of Davidson County, Tennessee, described according to a survey made by Alley and Brown, Engineers, February 7, 1969, as follows:

Beginning at a point, said point being the intersection of the southerly right-of-way of Central Pike and the East Right-of-Way of Old Hickory Boulevard and the Northwest corner of this tract; thence with the southerly margin of said Central Pike South 60° - 33° East, 142.20 feet to the center of Old Mill Road; thence in a southerly direction with the centerline of said Old Mill Road 5° - 35° West, 346.30 feet to its intersection with the East right-of-way of Old Hickory Boulevard; thence with the East right-of-way of said Old Hickory Boulevard, North 10° - 27° West, 145.93 feet to the beginning of a curve; thence with said curve, having a radius of 2864.85 feet a distance of 278.51 feet to the point of beginning, containing approximately one-half (1/2) acre.

RECORDER'S MEMO
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

Being the same property conveyed to Nancy K. Perkins by deed from R. L. Freeman and J. R. Freeman, Partners d/b/a Freeman Brothers of record in Book 4475, page 115, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description, but specfically **EXCLUDED** from this conveyance, is that portion of subject property conveyed to R. L. Freeman and J. R. Freeman, Partners d/b/a Freeman Brothers by deed from Nancy K. Perkins of record at Book 4613, page 783, Register's Office for Davidson County, Tennessee, described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being described according to a survey by Alley and Brown, Engineers, Job #691 as follows:

Beginning at a point on the curving easterly right-of-way of Old Hickory Boulevard, the same being 224.44 feet in a southerly direction along said right-of-way line said line being a curve with a radius of 2864.85 feet, from the point of intersection of said right-of-way line and the southerly right of way line of Central Pike; thence North 78° 29' East 58.3 feet to a point on the centerline of the Old (abandoned) Mill Road; thence with said centerline South 5° 35' West 209.21 feet to a point on the easterly right-of-way line of Old Hickory Boulevard; thence with said right-of-way line North 10° 27' West 145.93 feet to a point; thence continuing with said right-of-way line and a curve with a radius of 2864.85 feet, a distance of 54.07 feet to the point of beginning and containing 0.133 Acres.

Remaining portion containing approximately .367 Acres.

Easement for ingress and egress reserved in the deed of record in Book 4613, page 783, Register's Office, as follows:

"Grantor herein reserves to herself, her heirs and assigns a permanent easement for ingress and egress to her adjacent property over the premises hereinabove conveyed. Said permanent easement shall cover the front half of the property herein conveyed, as shown on the plat attached, being a triangle with a frontage of 200 feet, a depth of 29.15 feet on the north side to a point at the south end, all as shown on the plat attached".

This conveyance is made subject to:

1. 1990 taxes, a lien not yet due and payable which have been prorated and assumed by Grantee.

2. Said easement for ingress and egress.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, his heirs and assigns, forever; and I do covenant with said Grantee that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to said land to said Grantee, his 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.

WITNESS my hand this 8 day of August, 1990.

Nancy K. Perkins, unmarried

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NANCY K. PERKINS**, unmarried, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8 day of August, 1990.

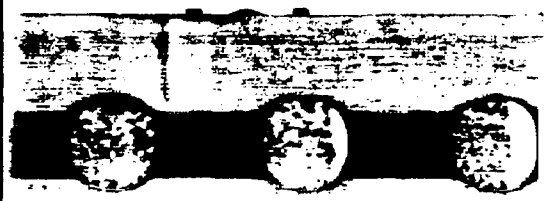
Notary Public

My Commission Expires: 10-9-91

4 8 7 6 6

Aug 13 9 56 AM '90

91/8 08/13 0101 03CHECK 175-00



OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

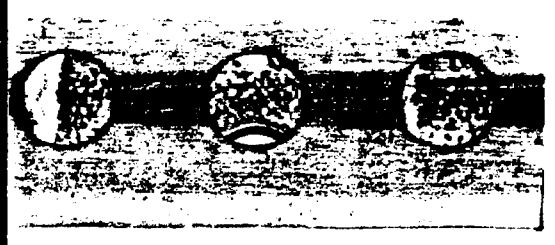
BOOK 8172 PAGE 997

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	50000.00
CON TX	165.00
PRFEE	1.00
WDEED	9.00
TOTAL	175.00
CHECK	175.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/13/90 01 09:58 0001 9178



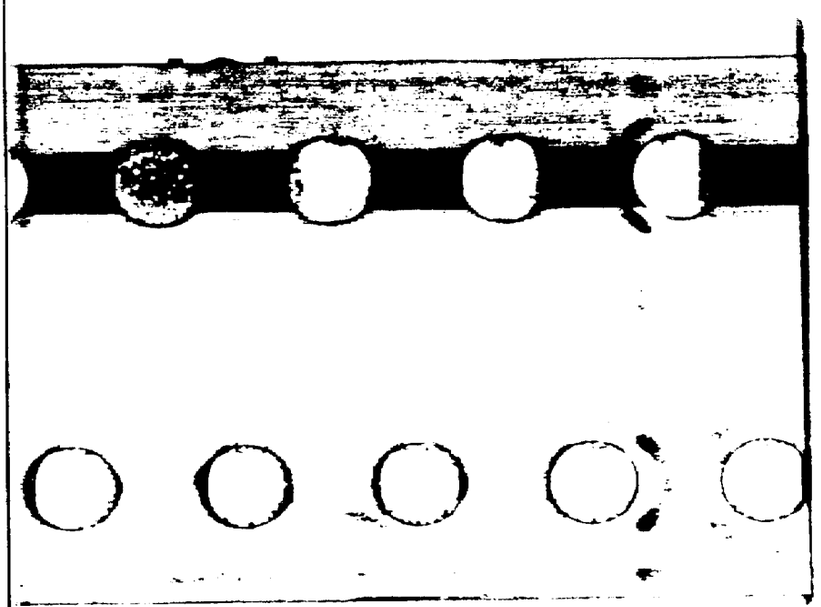
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IDENTIFICATION REFERENCE

Aug 13 9 56 AM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY

No. 345616

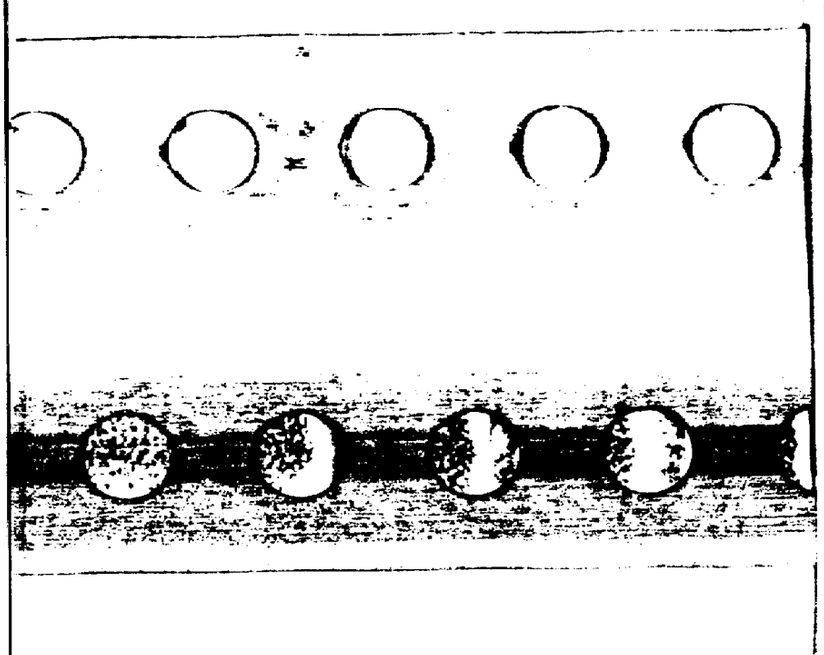


8-13-90

VOID

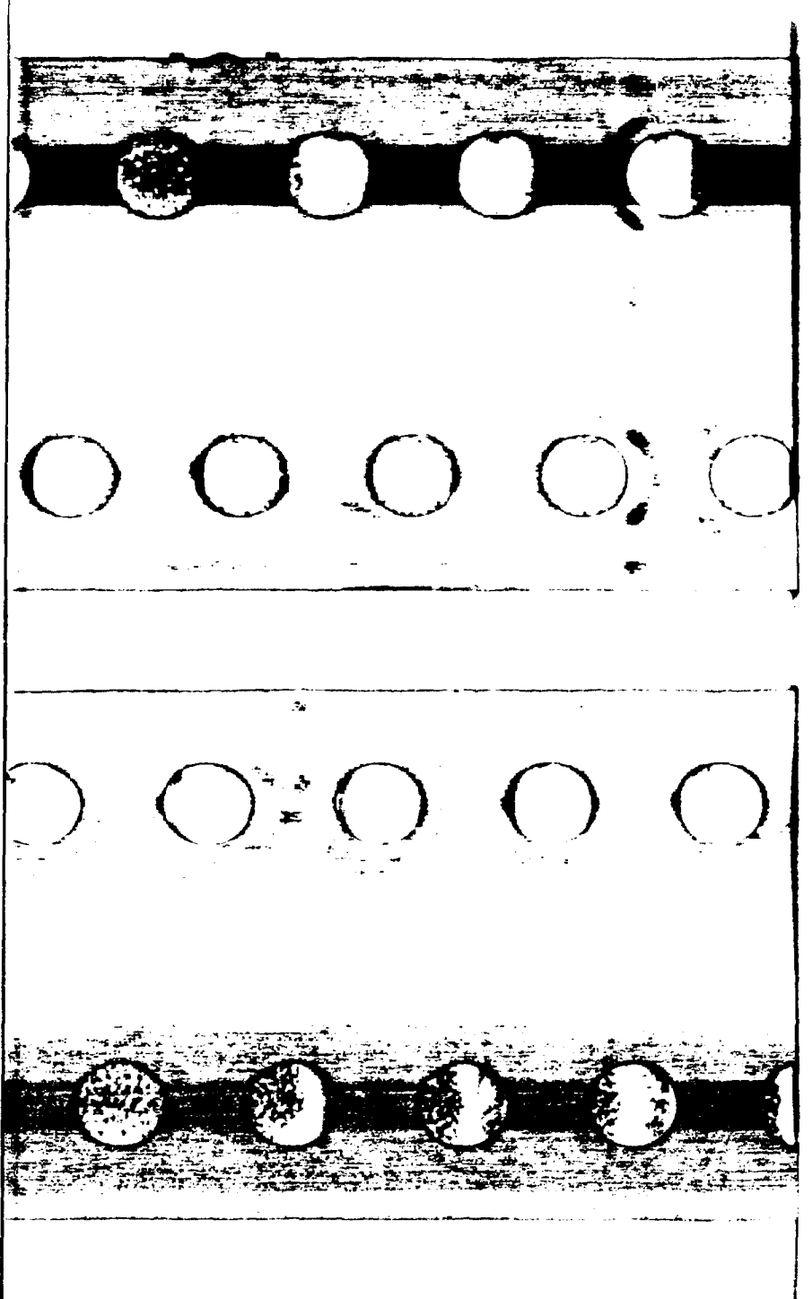
Book 8172

Page 998



Book 8172

Page 999



8-13-90

VOID

Book 8172

Page 998

Book 8172

Page 999