BOOK 8475 PAGE 844

THIS INSTRUMENT PREPARED BY:
HEISKELL, DONELSON, BEARMAN,
ADAMS, WILLIAMS & KIRSCH
511 Union Street, Suite 600
Nashville, Tennessee 37219

FROM: **KIMBRO OIL COMPANY** ("GRANTOR")

TO: **KIMBRO EQUITIES I**, a Tennessee general partnership ("GRANTEE")

ADDRESS NEW OWNER:

KIMBRO EQUITIES I
2200 Clifton Avenue
Nashville, Tennessee 37203

SEND TAX BILLS:

SAME

TAX PARCEL NUMBERS

Map 92-7/Parcel 341 (As to Parcel No. I)
Map 92-11/Parcel 27.01 (As to Parcel No. II)
Map 92-11/Parcel 25 (As to Parcel No. III)
Map 92-11/Parcel 24 (As to Parcels No. IV & V)

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid by KIMBRO EQUITIES I, a Tennessee general partnership ("Grantee"), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, KIMBRO OIL COMPANY ("Grantor") has bargained and sold, and by these presents does transfer and convey unto Grantee, its successors and assigns, all of its interest in and to certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever.

And GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered.

And GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors 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 this 22nd day of October, 1991.

KIMBRO OIL COMPANY

By: _____
Its: President

5.8.5 3.9

IDENTIFICATION REFERENCE

Oct 31 1 54 PM '91

1126.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, MARTIN W. FROST, a Notary Public of said State and County aforesaid, personally appeared HARLON J. KIMBRO JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be PRESIDENT of Kimbro Oil Company, the within named bargainor, a corporation, and that he as such PRESIDENT, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as PRESIDENT.

Witness my hand and seal, at office in Nashville, Tennessee, this the 28TH day of October, 1991.

Martin W. Frost
NOTARY PUBLIC

My Commission Expires: 3-27-93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $300,000.00

/s/ Harlon J. Kimbro Jr.
AFFIANT

Subscribed and sworn to before me, this 28TH day of October, 1991.

Martin W. Frost
NOTARY PUBLIC

My Commission Expires: 3-27-93

vrs15.warrdeed.kim

EXHIBIT "A"

PARCEL NO. I: Being Lots 5, 6, 7, 8 and the northerly part of Lot 17 marked "Book 43, page 486" together with an abandoned alley at rear of Lots 5, 6, 7 and 8, as shown on the Plan of Subdivision of part of the W.B. Cooper Estate, as recorded in Book 161, page 66, Register's Office for Davidson County, Tennessee, together with a parcel at rear of said lots conveyed to W. H. Forehand by NC & STL Railroad by deed of April 19, 1957, all of which is described as follows:

Beginning at an iron pin in the westerly margin of 21st Avenue North and the southerly margin of a 20 foot alley, the same being the northeast corner of Lot No. 5; thence with the westerly margin of 21st Avenue North, southwardly 175 feet to an iron pin; thence continuing with the westerly margin of said 21st Avenue North, southwardly 73.5 feet to a point; thence with the southerly line of the property conveyed to W. H. Forehand by Nell Meadows Birdsong and said line extended which is the southerly line of property conveyed to W. H. Forehand by NC & STL Railroad 342.5 feet to a point; thence in a northerly direction along a line parallel with the easterly boundary of a conveyance to NC & STL dated November 1, 1954, recorded in Book 2034, page 97, Register's Office for Davidson County, Tennessee, a distance of 40 feet, more or less, to a point southeast of and 25 feet distance from the southeast boundary of a parcel of land conveyed by NC & STL Railroad to Diamond Hill Plywood Company by deed dated November 2, 1954; thence in a northeasterly direction along a line parallel with and 25 feet distance from the said southeasterly boundary of said conveyance of November 2, 1954, to Diamond Hill Plywood Company, a distance of 88 feet to a point in the southeasterly continuation of the northeasterly boundary of said conveyance to Diamond Hill Plywood Company; thence in a northwesterly direction along said northeasterly boundary of said conveyance to Diamond Hill Plywood Company, a distance of 116 feet, more or less, to a point southeast of and 34 feet distance from said center line of southbound main tract; thence in a northeasterly direction along a line parallel with said center line of main track, a distance of 270.01 feet to the corner of a stone and concrete platform in the easterly boundary of the property conveyed to NC & STL Railway; by David A. Parker, et al, by deed dated January 13, 1881 recorded in DeedBook 67, page 578, Register's Office for Davidson County, Tennessee, southeast of and 34 feet distance from the center line of the southbound main track of the NC & STL Railway; thence in a southerly direction along the easterly boundary of said conveyance of January 13, 1881, a distance of 211 feet, more or less, to the southerly margin of an alley; thence along the southerly margin of said alley and northerly line of Lot 5, 115.8 feet to the beginning.

Being the same property conveyed to Kimbro Oil Company by deed from Sunday School Publishing Board, National Baptist Convention, USA, Inc., of record in Book 7121, page 890, Register's Office for said County.

PARCEL NO. II: Being a lot of land being a part of W. B. Cooper property described as follows:

Beginning on the west side of Line Street at the intersection of a 20-foot alley, 200 feet from Clifton Pike, and running northwardly with said street, 22-1/2 feet; thence at right angles with said street, westwardly 180 feet, more or less, to a lot once owned by Dan Daugheny; then southwardly with Daugheny's line, 22-1/2 feet to said 20-foot alley; and thence eastwardly with said alley, 180 feet, more or less, to the beginning corner.

Being the same property conveyed to Kimbro Oil Company, by deed from Buist Reardon, single, of record in Book 7200, page 647, said Register's Office.

PARCEL NO. III: Being the westerly 34 feet of Lot No. 16 on the unregistered plan of part of the W. B. Cooper Property in northwest Nashville, and described as follows:

Beginning in the northerly margin of Clifton Pike, 150 feet westerly from the westerly margin of 21st Avenue North, formerly Rachel Henderson's southwest corner; thence with her westerly line, northerly 180 feet to the southerly margin of an alley; thence with said alley, westerly 34 feet to the northwest corner of said Lot no. 16; thence with the westerly line of said lot southerly 180 feet to the northerly margin of said pike; thence with the northerly margin of said pike, easterly 34 feet to the beginning.

Being the same property conveyed to Kimbro Oil Company by deed from Jimmy F. Sawyers, unmarried, of record in Book 7207, page 148, Register's Office for said County. The said Kimbro Oil Company having conveyed a one-half (1/2) undivided interest in said property to Helen S. Kimbro by deed of record in Book 7365, page 425, said Register's Office.

PARCEL NO. IV: Land in Davidson County, Tennessee, described as follows:

Commencing with an iron pin located on the northern right-of-way margin of Clifton Avenue, being the southeast corner of the Diamond Hill Plywood Company property, as of record in Book 2336, page 55, Register's Office for said County, and the Kimbro Oil Company property, as of record in Book 4430, page 913, Register's Office for said County, thence north 43 degrees 56 minutes 39 seconds east 60.25 feet to a point; thence north 2 degrees 25 minutes 20 seconds east 8.52 feet to a point; thence north 43 degrees 18 minutes 58 seconds east 204.07 feet to an iron pin, the point of beginning; thence south 89 degrees 31 minutes 49 seconds east 15.86 feet to a point; thence north 4 degrees 35 minutes 21 seconds east 18.59 feet to a point; thence south 43 degrees 18 minutes 58 seconds west 25.29 feet to the point of beginning, containing 147 square feet, more or less.

Being the same property conveyed to Kimbro Oil Company by deed from Diamond Hill Plywood Company, a South Carolina corporation of record in Book 7325, page 131, said Register's Office.

PARCEL NO. V:

TRACT NO. I:

Beginning at a point in the northerly margin of Clifton Pike, 186 feet westerly from the northwest line of 21st Avenue North, formerly Cooper Street, thence in a northerly direction 212.5 feet; thence on a line parallel with Clifton Pike, a distance of 150.08 feet to a point in the northwest boundary of the land conveyed to the Tennessee Property Company, by deed form J. W. Thomas, Jr., et al, of record in Book 326, page 459, Register's Office for said County; thence in a southerly direction with said last mentioned line, a distance of 212.5 feet to a point in the said northerly line of Clifton Pike; thence in an easterly direction along said line of Pike, 150.08 feet to the point of beginning.

TRACT NO. II:

Beginning at a point in the northerly margin of Clifton Pike, 336.08 feet westwardly from the northwest line of 21st Avenue North, formerly Cooper Street; the southwest corner of a parcel of land conveyed to Pan-Am Southern Corporation by the Tennessee Property Company by deed dated June 1, 1954; thence in a northerly direction along the northwesterly boundary of said property conveyed by the Tennessee Property Company, 212.5 feet to a point; thence in a northwesterly direction along a line parallel with Clifton Pike, a distance of 32.92 feet to a point; thence in a southwesterly direction along a line parallel with the main tract of the NC & STL Railway, a distance of 178.16 feet to a point; thence in a southerly direction on a line at right angles with Clifton Pike, a distance of 29.52 feet to a point which is north of and 48.69 feet distance from the northerly line of Clifton Pike; thence in a southwesterly direction along a line parallel with said Railway's main track, a distance of 64.14 feet to a point in the northerly line of Clifton Pike; thence in an easterly direction along said line of Pike, a distance of 191.75 feet to the point of beginning.

Included in the above described tracts of land, but excluded from this conveyance is a parcel of land described as follows:

Being a certain parcel of land located in Nashville, Davidson County, Tennessee, and being a portion of the property conveyed to Harlon Kimbro as recorded in Book 4430, page 913, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at an iron pin, said pin being a corner between Harlon Kimbro and Diamond Hill Plywood Company as recorded in Book 6764, page 974, Register's Office for Davidson County, Tennessee; thence with the line of Diamond Hill along a curve to the right, said curve having a central angle of 00 degrees 30 minutes 40 seconds, a radius of 19,970.968 feet, an arc length of 178.16 feet, and a chord bearing of north 51 degrees 25 minutes 16 seconds east 178.16 feet to an iron pin; thence east 15.43 feet to an iron pin; thence severing the property of Kimbro, south 50 degrees 52 minutes 20 seconds west 204.03 feet to an iron pin in the line of Diamond Hill; thence with the line of Diamond Hill, north 10 degrees 34 minutes 25 seconds east 20.87 feet to the point of beginning and containing 2,413 square feet, or 0.055 acres.

Being the same property conveyed to Diamond Hill Plywood Company by deed from Helen S. Kimbro, et al, of record in Book 6978, page 799, said Register's Office.

Tracts Nos. 1 and 2 of Parcel No. V being the same property conveyed to Kimbro Oil Company, a Tennessee corporation, by deed from Helen S. Kimbro and Harlon J. Kimbro, Jr., individually and as co-executors of the Estate of Harlon J. Kimbro, Sr., William C. Kimbro, David Scott Kimbro and Anne Elizabeth Frost, being all of the heirs-at-law and beneficiaries under the Will of Harlon J. Kimbro, Sr., deceased, of record in Will Book 155, page 35, Probate Court Clerk's Office for said County, as recorded in Book 7365, page 428, said Register's Office.

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

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 300000.00
CON TX 1110.00
PRFEE 1.00
[illegible] 15.00
TOTAL 1126.00
CHECK 1126.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3.9
5.8.5
EFFECTIVE
55 PM 91
IDENTIFICATION
Oct 31 1
10/21/91 01 13:55 0001 7773

No. 472456