This instrument was prepared by Carmack C. Shell of Marks, Shell, Maness & Marks, 114 S. 2nd St., Clarksville, TN 37040

HIGHWAY OIL, INC., successor in interest to TOMMY OIL, INC.

BOOK 9463 PAGE 697

TO: CASH WARRANTY DEED

D. & D. OIL CO., INC.

FOR A VALUABLE CASH CONSIDERATION, this day in hand paid, the receipt of which is hereby acknowledged, HIGHWAY OIL, INC., a Kansas corporation qualifed to do business in the state of Tennessee, as GRANTOR, has bargained and sold and does hereby transfer and convey unto the GRANTEE, D. & D. OIL CO., INC., a Tennessee corporation with its situs and principal offices being located in Murfreesboro, Tennessee, its successors and assigns forever, the following described real estate, together with any and all improvements thereon, situated in Davidson County, Tennessee, and being Map 61-11-279 and 61-11-280, to-wit:

Being part of Lot B of Kennedy and Graves Plan of Monte Vista, as of record in Book 421, Page 143, Register's Office for said County, and being Lots Nos. 1, 2-A, and 2-B, on a survey of said lots, made by Ralph W. C. Lambert, Surveyor dated December 4, 1948, as follows:

Beginning on the easterly margin of Gallatin Pike at the southwest corner of the property conveyed to Wilburn L. Bates of recordi n Book 2924, Page 211, said Register's Office; thence with said Bates' southern boundary line, easterly 90 feet to an alley; thence with said alley, southerly 118 feet, more or less; thence westerly 90 feet, more or less, to the easterly margin of Gallatin Pike; thence with the same, northerly 111.57 feet to the beginning.

This is the same property conveyed to Tommy Oil Co., Inc., a Kansas Corporation from John N. Woolard, et ux, by deed of record in Book 4314, Page 439, of the Register's Office for Davidson County, Tennessee.

Tommy Oil Co., Inc. subsequently merged into Highway Oil, Inc. as evidenced by Certificate of Merger of the Secretary of State of Kansas attached hereto and which will be recorded in the office of the Secretary of State of Tennessee.

Also conveyed are any rights obtained to an alleyway described in Book 1943, Page 240 and the above parcel being conveyed subject thereto.

TO HAVE AND TO HOLD said real estate, together with any and all improvements thereon, unto the GRANTEE, D. & D. OIL CO., INC., a Tennessee corporation with its situs and principal offices being located in Murfreesboro, Rutherford County, Tennessee, its successors and assigns forever.

SUBJECT to right-of-way or public alley for public use of record in Book 1783 Page 265, SUBJECT to easement for septic tank in Book 2098 Page 408, SUBJECT to easement to Southern Bell Telephone and Telegraph Company in Book 3703 Page 11, SUBJECT to easement assigned to South Central Bell Telephone Company in Book 4250 Page 52, and SUBJECT to the

terms, conditions and matters as shown on the aforementioned described plat of record in Book 421 Page 143, all of the Register's Office for Davidson County, Tennessee. THE GRANTOR COVENANTS that it is lawfully seized and possessed of said real estate, that it has a good and lawful right to convey the same, that it is unencumbered, and it will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION will be given upon delivery of this deed.

THE 1994 TAXES are to be prorated.

IN WITNESS WHEREOF, the GRANTOR has hereunto signed its name on this the 6th day of September, 1994.

HIGHWAY OIL, INC.

BY: _____
TOM G. PLATIS, President

GRANTOR

BOOK 9463 PAGE 698

STATE OF KANSAS
COUNTY OF Shawnee

Personally appeared before me, Janet S. Perkins (print name of Notary Public), a Notary Public in and for said County and State, TOM G. PLATIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Highway Oil, Inc., the within named bargainor, a Corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself, as President.

Witness my hand and seal, at office, on this the 6th day of September, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 6-28-98

STATE OF ~~KENTUCKY~~ Tennessee
COUNTY OF ~~CHRISTIAN~~ Montgomery

Pursuant to Tennessee Code Annotated Section 67-4-409 (a)(6)(A), the undersigned being the Grantee, the Grantee's agent or a trustee acting for the Grantee, after first being duly sworn, makes oath that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $226,500.00.

_____
AFFIANT

Sworn and subscribed to before me on this the 8th day of September, 1994.

_____
NOTARY PUBLIC

My Commission Expires: 10/11/94

NAME & ADDRESS OF PROPERTY OWNER:
D. & D. Oil Co., Inc.
1802 Cascade Court
Murfreesboro, TN 37130

PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF PROPERTY TAXES:
Same

09/13/1994 10:10 CHECK 851.05

STATE OF KANSAS

OFFICE OF
SECRETARY OF STATE
BILL GRAVES

BOOK 9463 PAGE 699

To all to whom these presents shall come, Greetings:

I, BILL GRAVES, Secretary of State of the State of Kansas, do hereby certify that I am the custodian of records of the state of Kansas relating to corporations, and that I am the proper official to execute this certificate.

I FURTHER CERTIFY that HIGHWAY OIL, INC. is a regularly and properly organized corporation under the laws of the state of Kansas, having been incorporated in Kansas on the 24th day of July, A.D. 1959.

I FURTHER CERTIFY that a certificate of merger was filed in this office September 29, 1969 merging SKYLINE OIL CO., INC., a Kansas corporation, into HIGHWAY OIL, INC.

I FURTHER CERTIFY that a certificate of merger was filed in this office December 31, 1971 merging WORKINGMAN'S FRIEND OIL, INC., a Kansas corporation and TOMMY OIL CO., INC., a Kansas corporation, into HIGHWAY OIL, INC.

I DO FURTHER CERTIFY that HIGHWAY OIL, INC. has paid all fees and franchise taxes due this office, and is in good standing according to the records now on file in the office of Secretary of State.

In testimony whereof:
I hereto set my hand and cause
to be affixed official seal.
Done at the city of Topeka, this
30th day of August, A.D. 1994.

BILL GRAVES
SECRETARY OF STATE

BY
ASSISTANT SECRETARY OF STATE

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
IDENTIF. & REFERENCE
94 SEP 13 PM 1:58
90460

PICK-UP

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9463 PAGE 700

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
226500.00
CON TX 838.05
PRFEE 1.00
WDEED 12.00
~~TOTAL 851.05~~
~~CHECK 851.05~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

09/13/94 01 13:57 0001 7971

94 SEP 13 PM 1:58

9463

No. 834307