STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
30th DAY OF May 19 95

Notary Public

MY COMMISSION EXPIRES: 11-22-97

(AFFIX SEAL)

KATHY J. BYERS NOTARY PUBLIC STATE OF TENNESSEE

THIS INSTRUMENT WAS PREPARED BY:
Castleman & Wischhof, 110 Glancy Square, Suite 110, Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
M & M Oil Company, Inc. (NAME)	New Owner (NAME)	MAP 93-8
289 Lawndale Drive (ADDRESS)	(NAME)	PARCEL 87
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(ADDRESS) (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Fleming Properties, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO M & M Oil Company, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of land lying in the First Civil District of Davidson County, Tennessee, said tract of property being known as part of Lot No. 10 on the plan of D. B. Cooper's Addition to East Nashville, of record in Plat Book 57, Page 154, Register's Office for Davidson County, Tennessee, and further known as Tract B-2 on a boundary survey of Roy Dale & Associates, dated March 12, 1981, and described according to said survey as follows:

Beginning at an iron pin being located on the northerly margin of Davidson Street, being 159.05 feet from an iron pin located in the northerly margin of Davidson Street and the westerly margin of South Fifth Street; thence along the northerly margin of Davidson Street N 85 deg. 24' 00" W, 223.95 feet to an iron pin; thence N 10 deg. 07' 46" W, 85.57 feet to a point; thence N 59 deg. 23' 52" E, 198.23 feet to an iron pin; thence S 18 deg. 23' 19" E, 214.08 feet to the point of beginning, containing 0.689 acres, more or less.

BEING the same property conveyed to Fleming Properties, Inc., by deed from Ernest Marvin Fleming, Jr., and wife, M. K. Ivone Fleming, of record in Book 5983, Page 547, Register's Office for Davidson County, Tennessee.

U06643 IDENTIF. ↑ REFERENCE

95 JUN -5 AM 9:00 LIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN.

This is improved ( ) unimproved property, known as .689 acre lot, Davidson Street, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 30th day of May 19 95

Fleming Properties, Inc.
By: M. K. Ivone Fleming
M. K. Ivone Fleming, President

BOOK 9690 PG 439

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____.

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared M. K. Ivone Fleming and _____ with whom I am personally acquainted and who upon her oath(s) acknowledged herself to be the President and _____ respectively of the Fleming Properties, Inc. the within named bargainor, and corporation, and that she as such President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said M. K. Ivone Fleming as such President, and attesting the same by the said _____ as such _____.

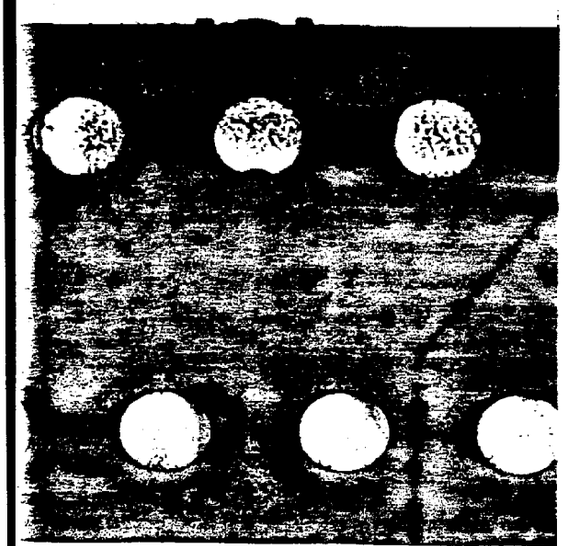
Witness my hand and official seal at office at Goodlettsville, TN on this the 30th day of May 19 95.

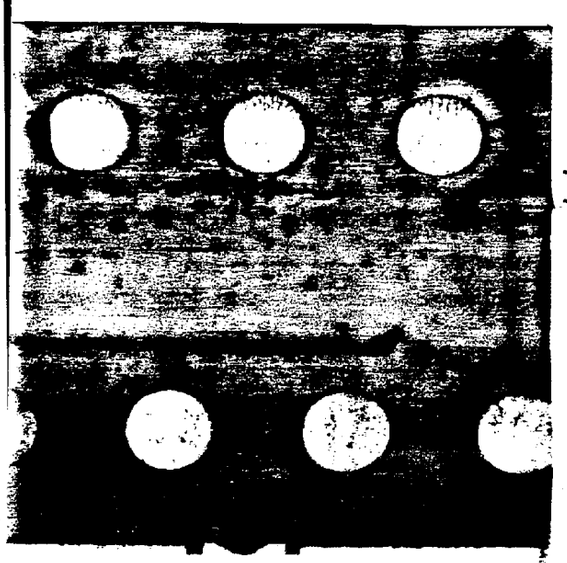
My commission expires 11-22-97

Kathy J. Byers
Notary Public

KATHY J. BYERS NOTARY PUBLIC STATE OF TENNESSEE

7445 06/05 0101 03CHECK 305.00





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

RECEIVED OF _____

FOR _____

BOOK 9690 PG 440

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 80000.00
CON TX 296.00
PRFEE 1.00
WDEED 8.00
TOTAL 305.00
CHECK 305.00

06/05/95 01 09:00 0001 7445

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0066643
IDENTIF. ↑ REFERENCE

95 JUN -5 AM 9:00
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 916741