#42062

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

BOOK 9698 PG 928

ADDRESS NEW OWNER:
James W. Perkins, Jr.
P. O. Box 23309
Nashville, TN 37202

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 96-13
PARCEL 154.01
3DZ-74500

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Kayo Oil Company, a Delaware corporation hereinafter called the Grantor, has bargained and sold, and by these presents do 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, to wit:

> LAND lying and being in the 3rd Civil District of Davidson County, Tennessee, and described according to a survey made by John Kohl & Company, Tennessee No. 1459, dated May 10, 1995, File No. 15513.267, as follows:
>
> BEGINNING at an existing concrete monument located on the southerly right-of-way of Elm Hill Pike at the northeasterly corner of Lot No. 1, Parrish (Comm.) Park, of record in Plat Book 4470, Page 89, said Register's Office; thence with said right-of-way in a southeasterly direction with a curve to the left with a Delta of 16°47'11" a radius of 372.38 feet and an arc length of 109.10 feet; thence S89°52'35"E, 23.95 feet to the start of the return at the intersection of Elm Hill Pike and Donelson Pike; thence with said return with a curve to the right with a Delta of 80°47'35", a radius of 25.00 feet and an arc length of 35.25 feet to the end of aforesaid return; thece continuing with the westerly right-of-way of Donelson Pike S9°05'00"E, 113.14 feet to the southeasterly corner of the herein described tract; thence leaving said right-of-way and running S81°04'17"W, 149.81 feet the southwesterly corner of the herein described tract; thence N8°56'59"W, 170.23 feet to the southerly right-of-way of Elm Hill Pike, the point of beginning.
>
> Being the same property conveyed to Kayo Oil Company, a Delaware corporation , by deed from Triangle Facilities, Inc., a Delaware corporation of record in Book 5572, Page 176, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

Taxes for 1995 have been pro-rated and assumed by Grantee. 0601 06/13 0101 03CHECK 564.00

This is improved property known as 500 Donelson Pike, Nashville, TN 37214.
This Warranty Deed is to convey the land only. The accompanying Quitclaim Deed is for improvements only.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said James W. Perkins, Jr., his heirs and assigns, forever; and Kayo Oil Company, a Delaware corporation does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, have a good right to convey it; and it does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever.

Witness my hand this the 8th day of June, 1995.

Kayo Oil Company, a Delaware corporation

By: S. B. Bell
President

STATE OF TEXAS)
COUNTY OF HARRIS)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named S. B. Bell as President of Kayo Oil Company, a Delaware corporation, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of the maker, or a constituent of the maker, and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Houston, Texas, this the 8th day of June, 1995.

NOTARY PUBLIC

My Commission Expires:

[illegible] WILLIAMS
Notary Public, State of Texas
My Commission Expires
AUGUST 20, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this ~~transfer~~ is $ 150,000.00.

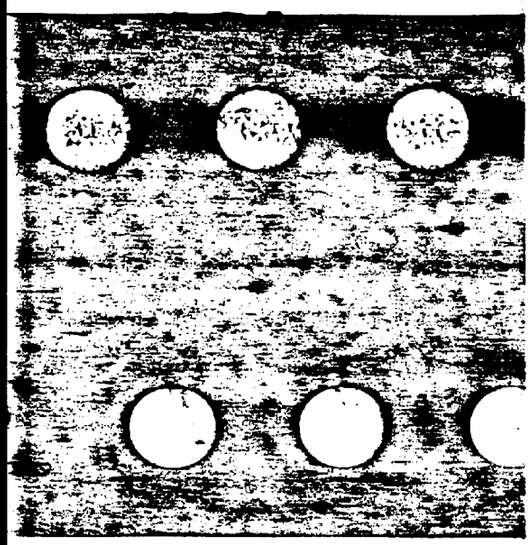
AFFIANT

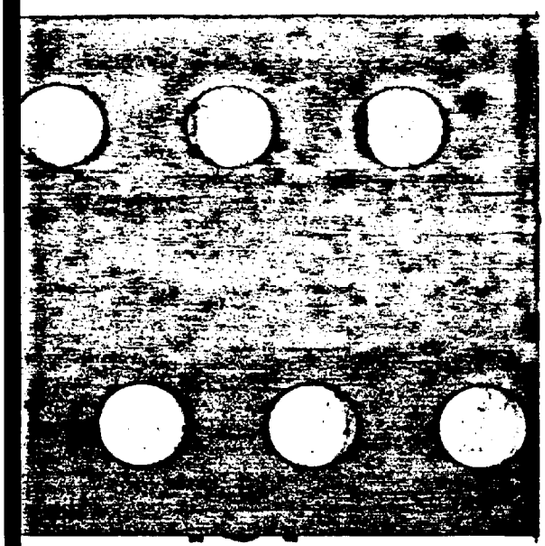
Subscribed and sworn to before me this 12th day of June, 1995.

NOTARY PUBLIC
My Commission Expires: 3/22/97

00069506
IDENTIF. ↑ REFERENCE

95 JUN 13 AM 11:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9698 PG 930

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
150000.00
CON TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00
06/13/95 01 11:48 0001 0601

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0069506
IDENTIF. ↑ REFERENCE

95 JUN 13 AM 11:48
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 919851