42066

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 934

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

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 120-10
PARCEL 84
2DA-00550

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 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, to wit:

> BEING Lot One, Section 3, Seven Oaks Commercial Area, of record in Plat Book 5190, Page 624, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Kayo Oil Company, a Delaware Corporation , by deed from Preston Lincoln Mercury, Inc. of record in Book 5671, Page 132, Register's Office for Davidson County, Tennessee.
>
> This is the same description as in previous deed of record.

This conveyance subject to easements and setback lines of record in Plat Book 5190, Page 624, said Register's Office. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville/Davidson County, of record in Book 5795, Page 207, said Register's Office.
Taxes for 1995 have been pro-rated and assumed by Grantee.

This is improved property known as 1343 Murfreesboro Road, Nashville, TN 37217.
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.

0069508
IDENTIF. ← REFERENCE

95 JUN 13 AM 11:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

0603 06/13 0101 03CHECK 453.00

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

BOOK 9698 PG 935

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.

Kathy D. Williams
NOTARY PUBLIC

My Commission Expires:

KATHY G. WILLIAMS
Notary Public, State of Texas
My Commission Expires
AUGUST 20, 1996

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

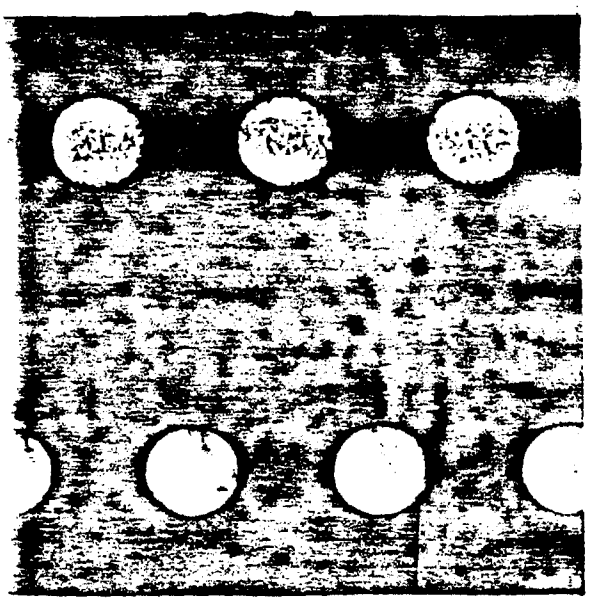
The actual value or consideration, whichever is greater, for this transfer is $ 120,000.00.

Grace P. Matlock
AFFIANT

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

Grace H. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

FLOYD
NOTARY PUBLIC
AT LARGE



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

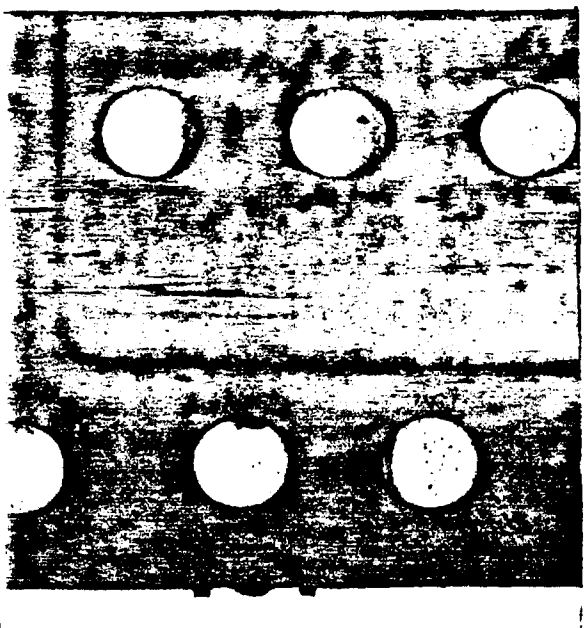
RECEIVED OF _____

FOR _____

BOOK 9698 PG 936

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 120000.00
CDN TX 444.00
PRFEE 1.00
[illegible] 8.00
TOTAL 453.00
CHECK 453.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/13/95 01 11:49 0001 0603

0069508
IDENTIF. ↑ REFERENCE

95 JUN 13 AM 11:49
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 919853