#42072

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 946

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

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 103-2
PARCEL 30 & 31
8DA-45760
8DA-45765

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 part of Block No. 1 on the Plan of Kayo Oil Company, of record in Book 5800, Page 26, Register's Office for Davidson County, Tennessee, described according the the survey by John Kohl & Company, Tennessee, No. 1459, dated May 5, 1995, File Number 1511-267, as follows:
>
> BEGINNING at an existing iron pin located in the westerly right-of-way of White Bridge Pike at the southeasterly corner of the property now or formerly conveyed to Stephen Wayne Reuter, of record in Book 5102, Page 791, said Register's Office, and being the northeasterly corner of the herein described tract: thence with said right-of-way in a southeasterly direction with a curve to the left with a delta of 1°48'43, a radius of 2910.79, an arc length of 92.05 the start of the return at the northwesterly intersection of White Bridge Pike and Burges Avenue; thence with said return with a curve to the right with a delta of 104°07'04", a radius of 30.00 feet and an arc length of 54.52 feet to the end of said return; thence continuing with the northerly right-of-way of Burges Avenue 85°20'00"W, 153.74 feet to the southwesterly corner of the herein described tract and the easterly right-of-way of Alley No. 15721; thence with said alley N5°59'23"W, 129.71 feet to the northwesterly corner of the herein described tract; thence S85°09'52"E, 185.79 feet feet to the westerly right-of-way of White Bridge Road and the point of beginning.
>
> Being the same property conveyed to Kayo Oil Company, a Delaware corporation, by deed from James L. Sanders, Jr. and wife, Frances L. Sanders, Virginia Louise Sanders and of record in Book 5857, Page 608, 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 5800, Page 26, said Register's Office; Temporary ingress and egress easements to Metropolitan Government for Nashville/Davidson County, of record in Book 5946, Page 839, said Register's Office.

Taxes for 1995 have been pro-rated and assumed by Grantee.

This is improved property known as 301 White Bridge Road, Nashville, TN 37209.

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, has 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.

BOOK 9698 PG 947

Kayo Oil Company, a Delaware corporation

By: S. B. Bell
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 G. Williams
NOTARY PUBLIC

My Commission Expires:

KATHY G. WILLIAMS
Notary Public, State of Texas
My Commission Expires
AUGUST 20, 1998

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

0607 06/13 0101 03CHECK 564.00

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

Joyce P. Matlock
AFFIANT

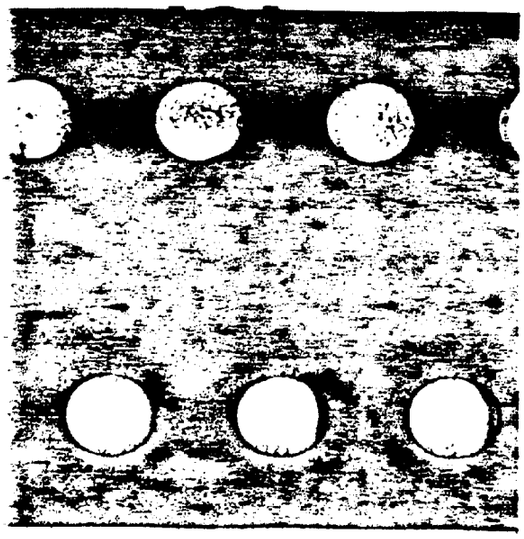
Subscribed and sworn to before me this 12th day of June, 1995.

Gene W. Floyd
NOTARY PUBLIC
My Commission Expires: 3/22/97

NOTARY PUBLIC AT LARGE

0069512
IDENTIF. ↑ REFERENCE

95 JUN 13 AM 11:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



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

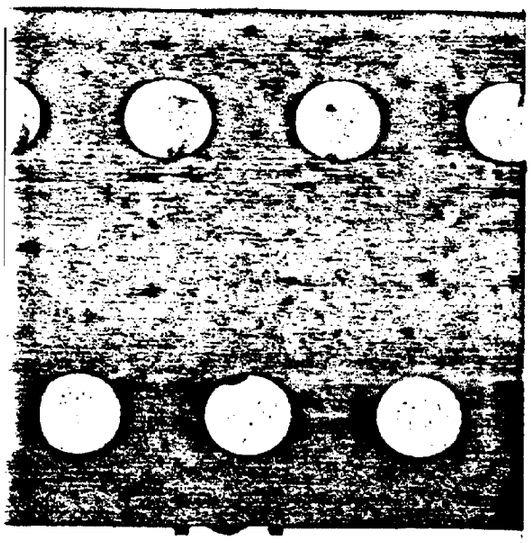
RECEIVED OF _____

FOR _____

9698 PG 948

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

STX TX 555.00
PRFEE 1.00
WDEED 8.00
TOTAL 564.00
CHECK 564.00

06/13/95 01 11:52 0001 0607

0069512
IDENTIF. ↑ REFERENCE

95 JUN 13 AM 11:51
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 919857