Box

THIS INSTRUMENT PREPARED BY:

Sanford R. Karesh, Esq.
BENTLEY, KARESH & SEACREST
Two Ravinia Drive, Suite 1400
Atlanta, Georgia 30346

BOOK 9757 PG 191

SPECIAL WARRANTY DEED

Name and Address of New Owner:	
Eugene Baxter and Frankie Jean Baxter c/o Elysian Fields Amoco 3901 Nolensville Road Nashville, Tennessee 37211	
Send Tax Bills To: New Owner	
Street Address of Subject Property: 3901 Nolensville Road Nashville, Tennessee 37211	Map-Parcel No: 133-0-14

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), the receipt and sufficiency of which are hereby acknowledged, AMOCO OIL COMPANY, formerly The American Oil Company, a Maryland corporation, hereinafter called the GRANTOR, has bargained and sold and by these presents does transfer and convey unto Eugene Baxter and wife, Frankie Jean Baxter, hereinafter called the GRANTEES, their successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO.

This conveyance is made subject to the following:

1. Taxes and assessments for the year 1995 and subsequent years, a lien, but not yet due and payable.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4139, Page 362, said Register's Office.

3. All matters shown on the Plan of record in Minute Book "U", Page 75, Chancery Court for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the GRANTEES, their heirs, successors and assigns, forever.

AND THE GRANTOR covenants with the GRANTEES, that it is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered.

THE GRANTOR FURTHER covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the GRANTEES, their successors and assigns, against the lawful claims of all persons claiming by or through GRANTOR.

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.

IN WITNESS WHEREOF, the GRANTOR has caused its name to be signed hereto by it duly authorized officer on this the _____ day of _____, 1995.

ATTEST:

By: _____
R. A. Wilkens,
Assistant Secretary

[CORPORATE SEAL]

AMOCO OIL COMPANY, a Maryland corporation

By: _____
Keith C. Forsgren,
Vice-President

STATE OF ILLINOIS)

COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, personally appeared Keith C. Forsgren, 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 Vice-President of AMOCO OIL COMPANY, a Maryland corporation, the within named bargainor, and that as such Vice-President being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and seal, at Chicago, Illinois, this 21st day of July, 1995.

" OFFICIAL SEAL "
DEBORAH M. BARRETT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11/16/96

Deborah M. Barrett
Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $650,000.00.

AMOCO OIL COMPANY

By: _____
BRIAN R DOSTER

_____
Notary Public

My Commission Expires: 1-27-96

3434 08:09 0101 03CHECK 2413-00

c:\wp51\document\0207\Warr
SS #346

BOOK 9757 PG 193

EXHIBIT "A"

Begin at a point on the southerly right-of-way line of Elysian Fields Road, said point being 52 South of the former intersection of Elysian Fields Road and Nolensville Pike; thence with a curve to the right, having radius of 31 feet, an arc distance of 45.39 feet to a point on Nolensville Pike; thence S 43 deg. 19' E 124.70 feet to a point; thence S 46 deg. W 142.88 feet to a point; thence N 37 deg. 13' W 166.88 feet to a point in the southerly right-of-way line of Elysian Fields Road; thence N 52 deg. 47' E 98 feet to the point of beginning.

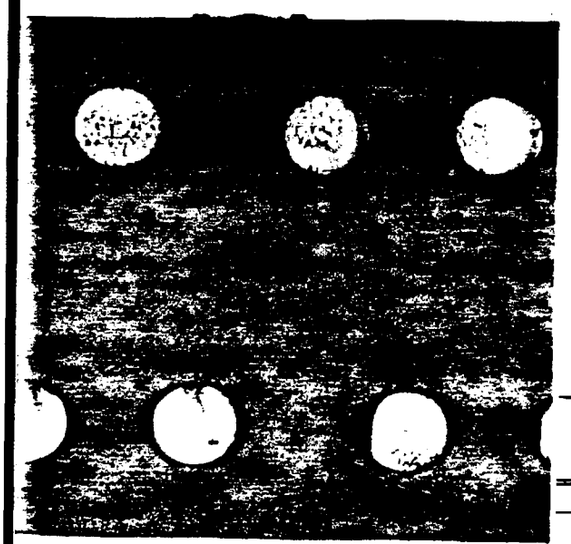
Being part of the same property conveyed to Amoco Oil Company, a Maryland Corporation by Cretified Resolution of record in Book 4680, page 439, said Register's Office, having been previously The American Oil Company, a Maryland Corporation by Deed from H.E. LeGraff and wife Annie E. McGraff of record in Book 2795, page 399, Register's Office for Davidson County, Tennessee.

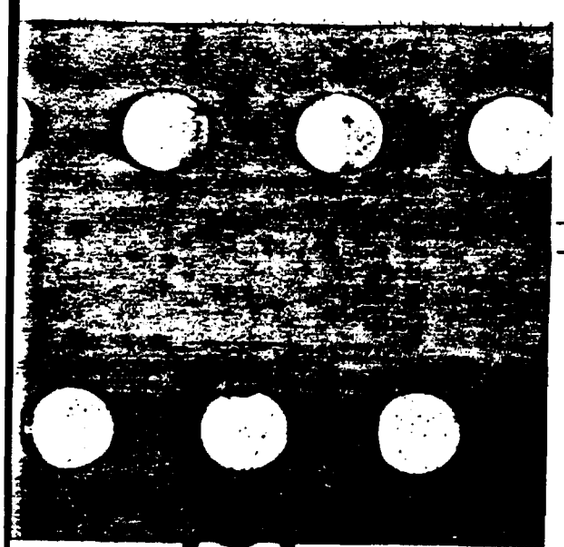
988-0207
SS #346

00087608
IDENTIF. & REFERENCE

95 AUG -9 AM 11:00

REGISTER
DAVIDSON COUNTY, TN.





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

RECEIVED OF _____

FOR _____

BOOK 9757 PG 194

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	
				650000.00
			CON TX	2405.00
			PRFEE	1.00
			WDEED	12.00
			TOTAL	2418.00
			CHECK	2418.00
08/09/95	01		11:01 0001	0434

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

95 AUG -9 AM 11:11
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

IDENTIF. # REFERENCE
0087608

No. 939446