Bo436

This Instrument Prepared By:
First American Title Ins.
1850 Mt. Diablo Blvd. #300
Walnut Creek, CA 94596

BOOK 9768 PG 850

SPECIAL WARRANTY DEED

Name and Address of New Owner: ROBERT J. TAYLOR doing business as Private Investment Co. 1823 Elm Hill Pk Nashville, TN 37210
Send Tax Bills To: SAME AS ABOVE
Street Address of Subject Property: Map-Parcel No.: 3011 Clarksville Pike 70-13-127 Nashville, TN

FOR AND IN CONSIDERATION OF Fifty Thousand and No/100ths ($50,000.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CHEVRON U.S.A. INC, a Pennsylvania Corporation, hereinafter called "GRANTOR," has bargained and sole, and by these presents does transfer and convey unto ROBERT J. TAYLOR doing business as Private Investment Co. hereinafter called "GRANTEES," their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 GRANTOR does covenant with the said GRANTEES that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind itself, its heirs, successors, assigns 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 21st day of July, 1995,

CHEVRON U.S.A. INC., a Pennsylvania Corporation

BY: M. W. McNeill

Its: Assistant Secretary

0091657 IDENTIF. & REFERENCE

95 AUG 21 PM 3:18 REGISTER DAVIDSON CO. TENN.

STATE OF CALIFORNIA) SS.
COUNTY OF San Francisco)

On July 21, 1995, before me, the undersigned notary public, personally appeared M. W. McNeill, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledge to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity~~(ies)~~, and that by his/~~her/their~~ signature~~(s)~~ on the instrument the person~~(s)~~ or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

WITNESS my hand and official seal.

Signature Belinda A. Mayer

PC01 BELINDA A. MAYER PC01
COMM. #1004320
NOTARY PUBLIC-CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires Sept. 6, 1997

STATE OF CALIFORNIA
COUNTY OF SAN FRANCISCO

The actual consideration or value whichever is greater, for this transfer is $ 50,000.00.

CHEVRON U.S.A. INC., a Pennsylvania Corporation

BY: M. W. McNeill
Affiant

Subscribed and sworn to before me, this the 21st day of July, 1995.

Belinda A. Mayer
Notary Public
My Commission Expires: Sept. 6, 1997

PC01 BELINDA A. MAYER PC01
COMM. #1004320
NOTARY PUBLIC-CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires Sept. 6, 1997

EXHIBIT A

A tract of land in the 13th, formerly the 23rd Civil District of Davidson County, Tennessee, being in the Village of Bordeaux, described as follows, to-wit:

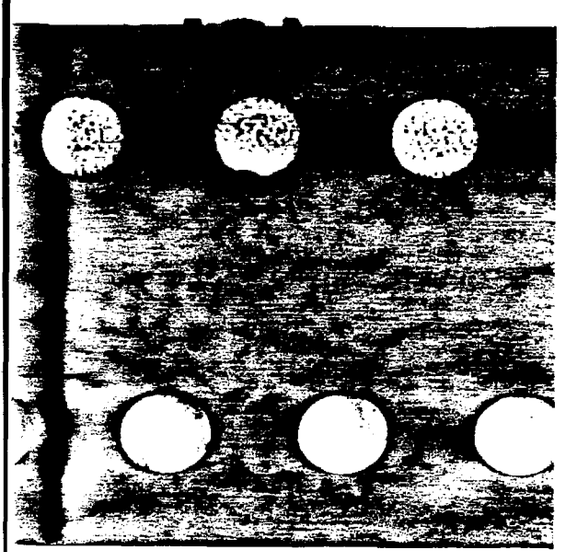
Beginning at an iron pin in the south margin of U.S. Highway No. 41-A, the same being S 56 deg. 39' E 505.7 feet from the center line of South Hamilton Road, proceeding thence with the south margin of said U.S. Highway No. 41-A S 56 deg. 39' E 230 feet to an iron pin; thence leaving said right-of-way and proceeding S 33 deg. 21' W 257 feet to an iron pin; thence N 56 deg. 39' W 230 feet to an iron pin; thence N 33 deg. 21' E 257 feet to the point of beginning, including in addition there to all right, title and interest of the Grantor in property to the north of said tract to the center line of said U.S. Highway No. 41-A, described according to survey of Barge, Waggoner, and Sumner, Inc., Engineers, dated November 8, 1957.

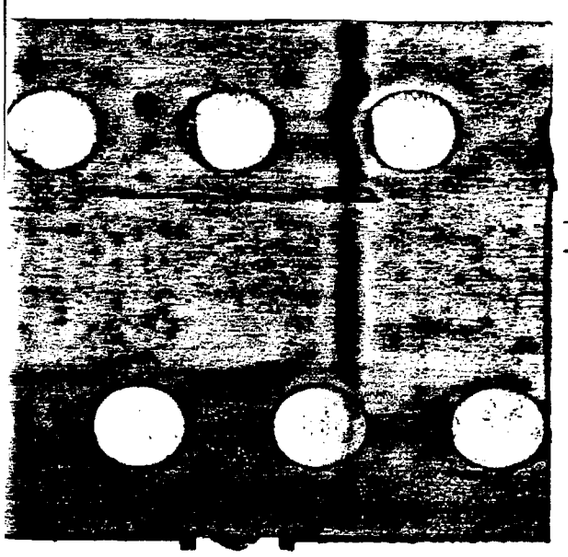
Included in the above description but specifically excluded therefrom, is the Tract sold to Archie M. Carney and wife, Catherine J. Carney by Deed of record in Book 2746, page 287, said Register's Office and the Tract sold to the State of Tennessee, Department of Transportation along with a temporary Construction Easement (which has since expired) by deed of record in Book 5983, page 195, said Register's Office.

Being part of the same property conveyed to Gulf Oil Corporation by Deed from Nettie Lewis Hyde of record in Book 2737, page 397, Register's Office for Davidson County, Tennessee. Certificate of merger whereby Chevron, U.S.A., Inc., a California Corporation was merged with Gulf Oil Corporation, a Pennsylvania Corporation and the Corporate name was changed to Chevron U.S.A., Inc., recorded in Book 6909, page 779, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

4836 08/21 0101 03CHECK 198.00





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

RECEIVED OF _____

FOR _____

BOOK 9768 PG 803

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 50000.00	
			CON TX 185.00	
			PRFEE 1.00	
			WDEED 12.00	
			TOTAL 198.00	
			CHECK 198.00	
08/21/95	01		15:20 0001 4836	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0091657
IDENTIF. ↑ REFERENCE

95 AUG 21 PM 3:28

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 943795