THIS INSTRUMENT PREPARED BY: WILLIAM H. LASSITER, JR., 213 FIFTH AVENUE, NORTH, NASHVILLE, TENNESSEE 37219.

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL NOS.
A & H Oil Company Inc	Same	105-16: 116-117
2121 Utopia Avenue		105-16: 118-119
Nashville, TN 37211		

QUITCLAIM DEED

WHEREAS, certain real property located in Davidson County, Tennessee, more fully described herein ("Property"), was erroneously conveyed to Roy T. Alexander, individually, ("Alexander") by Installment Deed from First American National Bank T/W Jennie Morris of record in Book 1825, Page 934, Register's Office of Davidson County, Tennessee; and by Warranty Deed from Robert H. Gurley of record in Book 4937, Page 684, Register's Office of Davidson County, Tennessee (collectively "Deed"); and

WHEREAS, it was the intent of Roy T. Alexander for the Property to be conveyed to A & H Oil Company, Inc., a Tennessee corporation ("Corporation"); and

WHEREAS, the said Alexander was the President and sole Stockholder of said Corporation up until the time of his death; and

WHEREAS, the Corporation has paid the full consideration for the Property, has paid all real estate taxes on said Property and has paid all installment payments due under the Installment Note set out in said deed; and

WHEREAS, Alexander died intestate on January 7, 1995, leaving Christine Alexander and Linda Halcomb as the sole beneficiaries; and

WHEREAS, Christine Alexander and Linda Halcomb desire to correct the records in the Register's Office of Davidson County ("RODC") by a quitclaim and conveyance the Property to A & H Oil Company, Inc.

NOW, THEREFORE, for no monetary consideration and for the express purpose of making a re-conveyance and correcting the records in the RODC, we, CHRISTINE ALEXANDER and LINDA HALCOMB, being the sole beneficiaries of the Estate of Roy T. Alexander, deceased, who died intestate, ("Grantors"), by these presents, do

hereby quitclaim and convey unto **A & H OIL COMPANY, INC.**, a Tennessee corporation, its successors and assigns ("Grantee"), all our right, title and interest in and to the following described tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I

Land in Davidson County, Tennessee, being Lots nos. 58 and 59 on the Plan of Corinne Place, as of record in Book 332, page 1, Register's Office for said County.

Said Lots Nos. 58 and 59 front 50 feet each on the westerly side of Utopia Avenue and run back between parallel lines, 165 feet to an Alley.

Being the same property owned by Roy T. Alexander, who died on January 7, 1994, intestate, with Linda Halcomb and Christine Alexander having received title to said Property as the only heirs at law of Roy T. Alexander. The Estate of Roy T. Alexander is being administered in the Probate Court for Davidson County, Tennessee under Docket No. 95P-91.

TRACT II

Lots Nos. 60 and 61 on the Plan of Corinne Place, as of record in Book 332, page 1, Register's Office for said County.

Said Lots Nos. 60 and 61 front 50 feet each on the westerly side of Utopia Avenue, and run back between parallel lines 165 feet to an alley.

Being the same property owned by Roy T. Alexander, who died on January 7, 1994, intestate, with Linda Halcomb and Christine Alexander having received title to said Property as the only heirs at law of Roy T. Alexander. The Estate of Roy T. Alexander is being administered in the Probate Court for Davidson County, Tennessee under Docket No. 95P-91.

These tracts are improved properties known as 2121 Utopia Avenue, Nashville, Tennessee 37211.

Said property is conveyed subject to all limitations, restrictions and encumbrances as may affect the premises, it being acknowledged that no title search has been conducted.

Robert L. Martin, Administrator of the Estate of Roy T. Alexander, hereby joins in the conveyance for the limited purpose of conveying all of his right, title and interest, if any, in the Property to the Grantee.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 27 day of November, 1995.

CHRISTINE ALEXANDER

Linda Halcomb

LINDA HALCOMB

Robert L. Martin, Adm.

ROBERT L. MARTIN, ADMINISTRATOR
OF THE ESTATE OF ROY T. ALEXANDER

* * * * * *

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

Linda Halcomb

AFFIANT

Sworn to and subscribed before me this 27th day of November, 1995.

Judith Mathews

NOTARY PUBLIC

My Commission Expires: 5-24-97

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Linda Gayle Barnes, a Notary Public in and for said County and State, **ROBERT L. MARTIN,** Administrator of the **ESTATE OF ROY T. ALEXANDER,** with whom I am personally acquainted, and who acknowledged that he is the Administrator of the **ESTATE OF ROY T. ALEXANDER** and that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of November, 1995.

Linda Kay Barnes

Notary Public

My Commission Expires:

5-23-98

95 NOV 30 PM 3:34

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

0127460

IDENTIF. & REFERENCE

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, [illegible], a Notary Public in and for said County and State, **CHRISTINE ALEXANDER**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 23 day of Nov, 1995.

Notary Public

My Commission Expires:

2-3-99

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, Leta K. Neathery, a Notary Public in and for said County and State, **LINDA HALCOMB**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 27th day of November, 1995.

Leta K. Neathery
Notary Public

My Commission Expires:

5-24-97