Box 338
#2206

BK/VOL 10025 PG 164

THIS INSTRUMENT PREPARED BY:
Douglas A. Brace, Reg. #3485
ORTALE, KELLEY, HERBERT & CRAWFORD
200 Fourth Avenue North
Nashville, TN 37219-8985

6077 04/24 0101 03[illegible] 1400.00

# WARRANTY DEED

**Name and Address of New Owner:**
**Rice Pierce and Lisa Pierce**
**d/b/a Hillsboro Village Amoco**

**Send Tax Bills To:**
**New Owner**
RICE AND LISA PIERCE
4323 WALLACE LANE
NASHVILLE, TN 37215

| **Street Address of Subject Property:** | **Map/Parcel No.** |
|---|---|
| **1820 21st Avenue South**<br>**Nashville, TN 37212** | **Map 104-12**<br>**Parcel 42** |

**FOR AND IN CONSIDERATION** of Ten ($10.00) 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, **KIMBRO OIL COMPANY< a Tennessee Corporation,** hereinafter called **"GRANTOR,"** has bargained and sold, and by these presents does transfer and convey unto **RICE PIERCE AND WIFE, LISA PIERCE, d/b/a HILLSBORO VILLAGE AMOCO,** hereinafter called **"GRANTEES,"** their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

SEE SCHEDULE ATTACHED HERETO AND MADE A PART HEREOF:

The conveyance of the above described parcel of land is subject to the following:

1. Any and all zoniing regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

2. 1996 Taxes, a lien, but not yet due and payable.

**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** its hand this 19th day of April, 1996.

**AMOCO OIL COMPANY,**
**a Tennessee Corporation**

**BY:** /s/ Carlon J. Kemtsea Jr.

IDENTIFICATION REFERENCE 017448

95 APR 24 AM 10:29

DAVIDSON COUNTY TN

BOOK 10025 PG 165

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared Harlon J. Kimbro Jr., 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 President of Kimbro Oil Company, a Tennessee Corporation, the within named bargainor, and that as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and official seal at Nashville, Tennessee, this 19 day of April, 1996.

NOTARY PUBLIC
AT LARGE
Douglas A. Brace
My Commission Expires
January 24, 1998
STATE OF TENNESSEE

NOTARY PUBLIC
My commission expires:_____

STATE OF TENNESSEE ]
COUNTY OF DAVIDSON ]

The actual consideration or value whichever is greater for this transfer is $375,000.00.

Affiant

Subscribed and sworn to before me, this the 19th day of April, 1996.

NOTARY PUBLIC
My commission expires: 3-21-98

LINDA F. BURNSED
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

Land in Davidson County, Tennessee, described as follows:

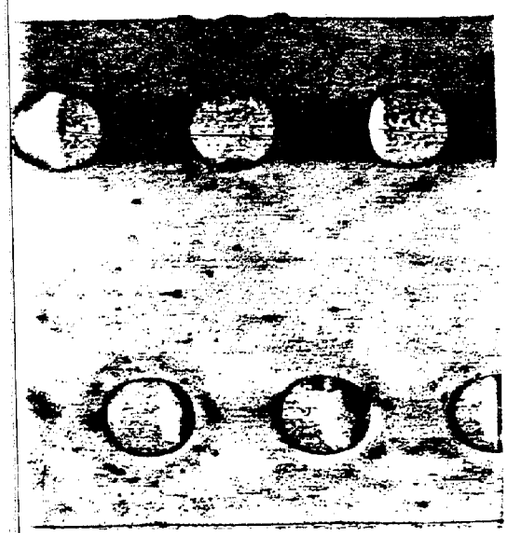
TRACT NO. I:

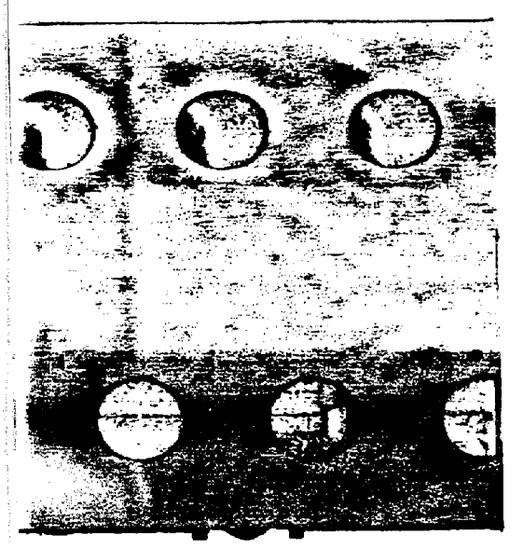
The southwest part of Lot No. 27 in the Plan of Christopher & Kirkman's Belmont Park Addition to the City of Nashville; beginning at the northeast corner of 21st Avenue, South (formerly Hillsboro Pike) and Acklen Boulevard or Avenue; thence with the northerly margin of said Acklen Boulevard or Avenue easterly 65 feet to a point; thence northerly parallel with 21st Avenue, South 75 feet to a point; thence westerly parallel with said Acklen Boulevard or Avenue 65 feet to the east margin of 21st Avenue, South; thence southerly with the easterly margin of said 21st Avenue, South, 75 feet to the beginnning.

TRACT NO. II:

The southeast part of Lot No. 27 on the Map of Christopher and Kirkman's Belmont Park Addition, as of record in Book 57, page 158, Register's Office for said County and described as follows:
BEGINNING at a point in the north margin of Acklen Avenue at the common corner of Lots Nos. 26 and 27, being the southwest corner of Lot No. 26 and the southeast corner of Lot No. 27; thence with the line between said lots, northerly 95 feet to a point which is 65 feet more or less south of the southerly margin of a 15-foot alley; thence westerly 67 feet to a point in the line of the property conveyed to Mrs. B. Bernstein by deed from Roney Tire & Auto Supply Company of record in Book 633, page 775, said Register's Office; thence southerly with said line 20 feet to a point; thence with said line westerly 5 feet to a point; thence southerly and parallel with the easterly margin of Hillsboro Road and 65 feet east of the same, 75 feet to the north margin of Acklen Avenue; thence with the margin of Acklen Avenue easterly 72 feet to the point of beginning.

Being the same property conveyed to Kimbro Oil Company, a Tennessee corporation, by deed from Amoco Oil Comp;any, a Maryland corporation, as of record in Book 9142, page 968, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____ BOOK 10025 PG 167

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | CAPT | |
| | | | | 375000.00 |
| | | | CON TX | 1387.50 |
| | | | PRFEE | 1.00 |
| | | | WDEED | 12.00 |
| | | | TOTAL | 1400.50 |
| | | | CHECK | 1400.50 |
| 04/24/96 | 01 | | 10:29 0001 | 6077 |

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0174448
IDENTIF. # REFERENCE

96 APR 24 AM 10:29
REGISTER
DAVIDSON COUNTY, TN.

**No.** 1031721