[redacted] [redacted]

Box 36

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

BOOK 10149 PG 168

SPECIAL WARRANTY DEED

Name and Address of New Owner:

KIMBRO EQUITIES I
P.O. Box 23089
Nashville, TN 37202

Send Tax Bills To:

New Owner

Street Address of Subject Property:	**Map-Parcel Nos:**
2112 Charlotte Avenue **Nashville, TN 37203**	**Lot 17: 92-11-76** **Lot 18: 92-11-77** **Lot 19: 92-11-78** **Lot 20: 92-11-79**

For and in consideration of the sum of Ten and No/100 ($10.00) Dollars, the receipt and adequacy of which are hereby acknowledged, **Kimbro Oil Company,** a Tennessee corporation, (hereinafter called the **"Grantor,"**) has bargained and sold and by these presents does transfer and convey unto **Kimbro Equities I,** a Tennessee general partnership, (hereinafter called the **"Grantee,"** its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property and all matters shown on **Exhibit "B" attached.**

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee, 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 except as shown on **Exhibit "B".**

The Grantor further covenants and binds itself, its successors and representatives to warrant and defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons claiming by or through Grantor.

Whenever 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 its duly authorized officer on this the 5TH day of August, 1996.

KIMBRO OIL COMPANY

BY: Harlon J. Kimbro, Jr.
Harlon J. Kimbro, Jr., President

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared **Harlon J. Kimbro, Jr.**, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the **president of Kimbro Oil Company,** a Tennessee corporation, and that he, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as president.

WITNESS my hand and seal, this 5TH day of August, 1996.

Mark W. Frost
NOTARY PUBLIC

My commission expires: 1-25-97

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 360,000.00.

Harlon J. Kimbro
Affiant

Mark W. Frost
Notary Public

My Commission Expires: 1-25-97

\DAB\KIMBRO\2112CHAR.AVE

4390 08/07 0101 03CHECK 1349.00

96 AUG -7 PM 12:05

DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE

02120 94

EXHIBIT "A"

PARCEL NO. I: Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Burlington Heights Subdivision of Part of Elliston Plan, as of record in Book 332, page 13, Register's Office for said County, to which reference is made for a more complete description.

Included in the above description, but expressly excluded therefrom, is the following parcel of land described as follows:

An angular tract or parcel of land in the 20th Councilmanic District of Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 17 on the Map of Burlington Heights, of record in Book 332, page 13, Register's Office for said County. Said part of Lot No. 17 fronts 15 feet on both present margins of Charlotte Avenue and Twenty-First Avenue, North, which are connected by a curve that has a 15 foot radius on which it measures 23.6 feet thereon and containing 48.2 square feet.

PARCEL NO. II: Land in Davidson County, Tennessee, being Lot No. 18 on the Plan of Burlington Heights Subdivision of Part of Elliston Plan, as of record in Book 332, page 13, said Register's Office, to which reference is made for a more complete description.

PARCEL NO. III: Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of Burlington Heights Subdivision of Part of Elliston Plan, as of record in Book 332, page 13, said Register's Office, to which reference is made for a more complete description.

PARCEL NO. IV: Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Burlington Heights Subdivision of Part of Elliston Plan, as of record in Book 332, page 13, said Register's Office, to which reference is made for a more complete description.

Said part of Lot No. 20, which is a corner lot, fronts 35 feet on the northwesterly margin of Charlotte Avenue, formerly Cedar Street, and fronts 135 feet on the easterly margin of 22nd Avenue, North, said frontages being joined by a curve having a length of 23.6 feet, and extends back 150 feet on the easterly line and 50 feet on the northwesterly line, being the southerly margin of an alley, to a point of intersection.

Being the same property conveyed to Kimbro Oil Company, a Tennessee corporation, by deed from John Keith Jackson and wife, Mary Lee Jackson, of record in Book 6148, page 819, said Register's Office.

EXHIBIT "B"

BOOK 10149 PG 171

Permitted Exceptions:

1. Taxes for 1996, not yet due and payable.

2. Easements or claims of easements, not shown by the public records.

3. Encroachments, overlaps, boundary line disputes or other matters which would be disclosed by an accurate survey or inspection of the premises.

4. Title to that portion of subject property embraced within the bounds of any roads, highways, or public rights-of-way.

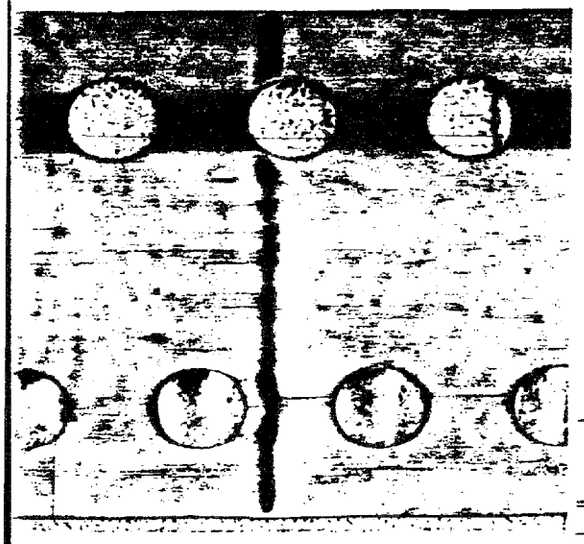
5. Rights of tenants under any unrecorded leases.

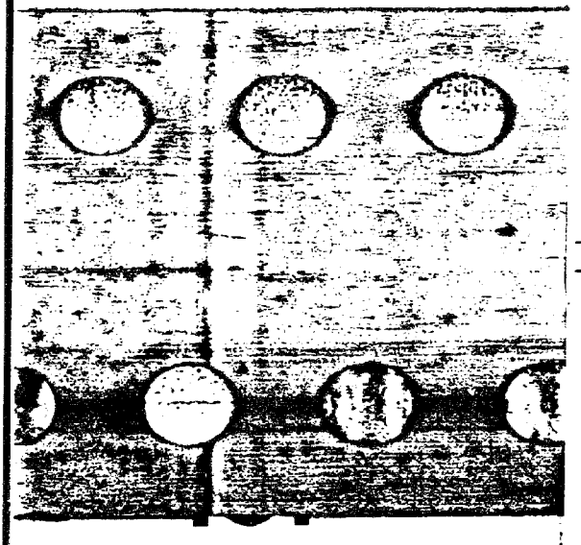
6. All matters appearing on the Plan of record in Book 332, page 13, Register's Office for Davidson County, Tennessee.

7. UCC-1 Financing Statement of record in Book 7859, page 684, Register's Office for Davidson County, Tennessee, and filed under No. 661044 in the Office of Secretary of State.

8. Deed of Trust with Security Agreement and Assignment of Rents and Leases to John C. Phipps II and Thomas F. Baker IV, Trustees, of record in Book 7859, page 610, Register's Office for Davidson County, Tennessee.

9. Amended and Restated Deed of Trust, Security Agreement and Fixture Filing to Gregory Sullins, Trustee, of record in Book 9337, page 725, Register's Office for Davidson County, Tennessee.





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

RECEIVED OF _____

FOR _____

BOOK 10149 PG 172

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 360000.00
				CON TX 1332.00
				PRFEE 1.00
				WDEED 16.00
				TOTAL 1349.00
				CHECK 1349.00
08/07/96	01			12:10 0001 4390

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0212094
IDENTIF. # REFERENCE

96 AUG -7 PM 12:05
REGISTER
DAVIDSON COUNTY, TN.

No.1016994