Box 36 DNB

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

BOOK 10480 PG 210

SPECIAL WARRANTY DEED
IMPROVEMENTS ONLY LOCATED AT 3901 NOLENSVILLE ROAD, NASHVILLE, TN

Name and Address of New Owner: Kimbro Oil Company 2200 Clinton Ave Nashville TN 37202
Send Tax Bills To: Kimbro Oil Company P. O. Box 23089 Nashville, Tn 37202

Street Address of Subject Property:	Map-Parcel No:
3901 Nolensville Road Nashville, TN 37211	133-0-14

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, the receipt and adequacy of which are hereby acknowledged, **EUGENE BAXTER AND WIFE, FRANKIE JEAN BAXTER,** hereinafter called the Grantors, have bargained and sold and by these presents does transfer and convey unto **KIMBRO OIL COMPANY,** hereinafter called the Grantee, its successors and assigns, the BUILDING ONLY located on the land more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

SEE EXHIBIT "A" ATTACHED HERETO

This conveyance is only of the Building, fixtures and other improvements which are located on the Real Property and is not to be construed as a conveyance of the Real Property except for those real property interests described above.

To have and to hold the Premises, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to said Grantee, its successors and assigns, forever.

And the Grantor covenants with the Grantee, that it is lawfully seized and possessed of said premises in fee simple

possessing a good right to convey it, and that the same is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth herein.

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

IN WITNESS WHEREOF, the Grantors have hereunto set their hand on this the 2 day of June, 1997.

Eugene Baxter

Frankie Jean Baxter

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared the within named Eugene Baxter and wife, Frankie Jean Baxter, the bargainors, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC
My commission expires:_____

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $ 284,500.00.

Affiant

Subscribed and sworn to before me,
this the 2 day of June, 1997.

Notary Public
My commission expires:

8931 06/04 0101 03CHECK 1065.65

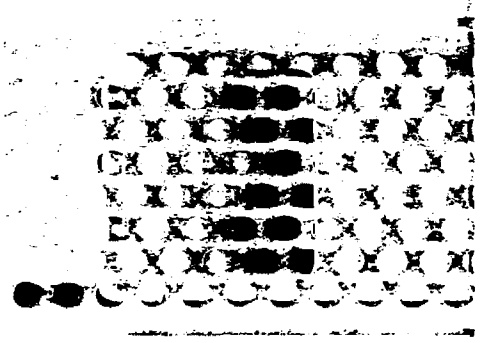
97 JUN -4 PM 3:15
FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN.

031206
IDENTIF. + REFERENCE

Land in Davidson County, Tennessee, described as follows:

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 degrees 19 minutes E 124.70 feet to a point; thence S 46 degrees W 142.88 feet to a point; thence N 37 degrees 13 minutes W 166.88 feet to a point in the southerly right of way of Elysian Fields Road; thence N 52 degrees 47 minutes E 98 feet to the point of beginning.

Being the same property conveyed to Eugene Baxter and wife, Frankie Jean Baxter by deed from Amoco Oil Company, as of record in Book 9757, page 191, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10480 PG 213

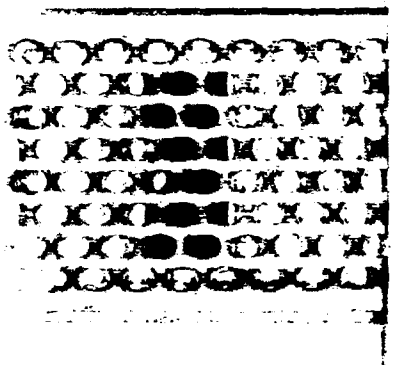
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 284500.00
CON TX 1052.65
PRFEE 1.00
WDEED 12.00
TOTAL 1065.65
CHECK 1065.65

06/04/97 01 15:21 0001 8931

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



03121196
IDENTIF. ↑ REFERENCE

97 JUN -4 PM 3:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1158856