41

BOOK 11417 PG. 890

SPECIAL WARRANTY DEED

TO: Hollingsworth Oil Company, Inc.

FROM: Min Buk Chung and wife,
In Me Chung

This instrument was prepared by:
C. Mark Carver, Esq.
Farris, Warfield & Kanaday, PLC
SunTrust Center, Suite 1800
Nashville, TN 37219

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Hollingsworth Oil Company, Inc. 1503 Memorial Blvd. Springfield, TN 37172	Same	Map 69-4; Parcels 82 and 223

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $450,000.00.

99 APR -6 PM 2:28
DAVIDSON COUNTY REGISTER
DAVIDSON CO. TN.

0570052
DEED & REFERENCE

Affiant

Sworn to and subscribed before me,
this 6th day of April, 1999.

Notary Public

ELIZABETH GAUDLE
NOTARY PUBLIC AT LARGE
DAVIDSON CO. TN

My Commission Expires: August 29, 2000

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named Buyer, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Min Buk Chung** and wife, **In Me Chung,** (hereinafter collectively called the "Seller"), has bargained and sold, and by these presents does transfer and convey unto **Hollingsworth Oil Company, Inc.** (hereinafter called the "Buyer"), and Buyer's successors and assigns, all of Seller's

interest in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any improvements thereon.

The above-referenced property is conveyed subject to the matters set forth on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real property, together with all rights and appurtenances thereunto belonging or in any wise appertaining to Buyer, its successors and assigns, forever in fee simple.

Seller further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Buyer, and Buyer's successors and assigns, against the lawful claims of all persons claiming through and under Seller (other than claims arising out of the matters set forth herein), but not further or otherwise. 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.

IN WITNESS WHEREOF, Seller has caused this Special Warranty Deed to be executed effective as of the 6th day of April, 1999.

SELLER:

MIN BUK CHUNG, also known as Min Duk Chung

IN ME CHUNG

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Gamble, a Notary Public of said County and State, MIN BUK CHUNG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 1999.

ELIZABETH GAMBLE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

Notary Public

My Commission Expires: August 29, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Elizabeth Gamble, a Notary Public of said County and State, IN ME CHUNG, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of April, 1999.

Elizabeth Yamble
Notary Public

My Commission Expires: August 29 2000

NOTARY PUBLIC

E006 04/06 0101 03CHECK 1688.00

EXHIBIT A

PROPERTY DESCRIPTION

Tract 1: Land in Davidson County, Tennessee, being Lot No. 3 Block AA on the plan of Revised map of Fairview Subdivision Tennessee Highway No. 112, of record in Book 1130, page 54, at the Register's Office for said County, Tennessee.

Said Lot No. 3 Block AA fronts 100.00 feet on the westerly margin of Tennessee Highway No. 112 and extends back between parallel lines 200 feet to a dead line in the rear.

Tract 2: Land in Davidson County, Tennessee, being the Southerly 23 feet of Lot No. 4 Block AA on the plan of Revised map of Fairview Subdivision Tennessee Highway No. 112, of record in Book 1130, page 54, at the said Register's Office for said County, Tennessee, and described as follows:

Fronting 23 feet on the Westerly margin of the Clarksville Highway and running back between parallel lines 200 feet to a line in the rear measuring 23 feet.

Being the same property conveyed to Min Buk Chung and wife, In Me Chung, by Charles J. Bradley of Record in Book 9177, Page 247, said Register's Office for said County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING O
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

EXHIBIT B

PERMITTED EXCEPTIONS

1. 1999 State and County taxes for Tracts 1 and 2, a lien not yet due and payable.

1. Recorded Plan contained in an instrument of record in Book 1130, page 54, Register's Office for Davidson County, Tennessee (Tracts 1 and 2).

2. Restrictive Covenants contained in an instrument of record in Book 3902, page 725, said Register's Office (Tracts 1 and 2).

3. Easement for sanitary sewer and/or storm drainage of record in Book 5389, page 873, said Register's Office (Tracts 1 and 2).

4. Easement for a gas line of record in Book 6928, page 944, said Register's Office (Tract 1).

5. Obligations of Seller set forth in Warranty Deed of record at Book 10624, page 819, said Register's Office.

RECORDERS MEMO
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OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

BOOK 11417 PG. 895

0570052

IDENTIF. A REFERENCE

99 APR -6 PM 2:29

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	450000.00
CON TX	1665.00
PRFEE	1.00
WDEED	20.00
CFEE	2.00
TOTAL	1688.00
CHECK	1688.00

04/06/99 01 14:31 0001 8008

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1447029