STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 500,000.00

Affiant

Subscribed and Sworn to before me on this the 2ND day of SEPTEMBER, 1999.

Notary Public

My Commission Expires 7-26-2003

99 SEP -2 PM 3:00
REGISTER
DAVIDSON CO. TN.
RECEIVED FOR RECORD
06319711

THIS INSTRUMENT PREPARED BY:
J. Greg Hardeman
HARDEMAN & SCRUGGS
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

SPECIAL WARRANTY DEED

Address New Owner(s)	Sent Tax Bills To	Map-Parcel Number(s)
Tennessee Lubes Two, LLC	Same	Map 142 Parcel 136

For good and valuable consideration, receipt of which is hereby acknowledged, Stephen T. Church and Susan O. Church, Co-Trustees of the B2J Revocable Trust dated December 12, 1990 ("Grantors") have bargained and sold, and by these presents do transfer and convey unto Tennessee Lubes Two, LLC, a North Carolina Limited Liability Company ("Grantee") certain real estate located in Davidson County, Tennessee, described as follows:

Land in the 9th Civil District of Davidson County, Tennessee, being shown as Lot No. 1 on the Plan of Cates Subdivision, of record in Book 6050, Page 205, Register's Office for Davidson County, Tennessee to which Plan is made for a more complete description, being the same as the property described as follows:

Beginning at a point in the westerly margin of Old Harding Road, said point further described as being 504.5 feet, more or less, north of the northwest corner of a tract of land conveyed to E. W. Horn and wife, by deed in Book 3127, Page 271; thence leaving the westerly margin of Old Harding Road south 21 degrees 47 minutes 40 seconds east a distance of 366.70 feet to a point in the rear line of this tract; thence south 65 degrees 24 minutes 33 seconds west at a distance of 85.39 feet to a point; thence north 23 degrees 50 minutes 17 seconds west a distance of 365.25 feet to the south margin of Old Harding Road; thence with the south margin of Old Harding Road north 64 degrees 43 minutes 49 seconds east a distance of 98.32 feet to the point of beginning.

Being the same land conveyed to Stephen T. Church and Susan O. Church, Co-Trustees of the B2J Revocable Trust dated December 12, 1990 by deed from Susan O. Church of record in Book 10599, Page 488, Register's Office for Davidson County, Tennessee.

This is improved property known as 7093 Old Harding Road, Nashville, Tennessee 37221

TO HAVE AND TO HOLD said tract with the estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever. Grantor does hereby covenant with Grantee that Grantor has not made, done, executed or suffered any act, instrument or thing whatsoever whereby said land or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever, and Grantor does covenant and bind itself, its heirs, successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming, by, through or under said Grantor, but not otherwise

As used herein, the singular number shall include the plural and the masculine gender all other genders

Witness my hand this 2nd day of September, 1999

GRANTORS

TRUSTEES OF THE B2J RECOVABLE TRUST
DATED DECEMBER 12, 1990

Stephen T. Church, Co-Trustee

Stephen T. Church, Co-Trustee

Susan O. Church, Co-Trustee

Susan O. Church, Co-Trustee

[illegible] 16:1:00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Stephen T. Church, Co-Trustee of the B2J Revocable Trust dated December 12, 1990 and is authorized to sign on behalf of the trust as said Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 2ND day of SEPTEMBER, 1999.

Julie E. Le Watt
NOTARY PUBLIC

My Commission Expires: 7-26-2003

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Susan O. Church, Co-Trustee of the B2J Revocable Trust dated December 12, 1990 and is authorized to sign on behalf of the trust as said Co-Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Davidson County, Tennessee, this 2nd day of September, 1999.

Evelyn L. Huffines
NOTARY PUBLIC

My Commission Expires: Jan. 26 2002

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11648 PAGE 64

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

'0631971

RECEIVED FOR REFERENCE

99 SEP -2 PM 3:00

REGISTER
DAVIDSON COUNTY, TN.

CASH 300000.00
CO. TX 1650.00
PRFEE 1.00
MISC 3.00
CFEE 2.00
TOTAL 1706.00
CHECK 1706.00
RECEIPT 01 15:00 0001 4305

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1512342