Instr:200005100047358 Page: 1 OF 2
REC'D FOR REC 05/10/2000 1:53:21PM
RECORD FEE: $11.00
M. TAX: $0.00 T. TAX: $555.00

[ADDRESS NEW OWNER:]	[SEND TAX BILLS TO:]	[MAP-PARCEL NO.] 26B
Walter F. Sill, Jr,		
557 Forest	New Owners	MAP:043-0-09
Hendersonville, TN		PARCEL: 024.01
37075		

[This instrument prepared by: Robert J . Notestine, III, Attorney, 104 Woodmont]
[Boulevard, Suite 115, Nashville, Tennessee 37205 00-04-10084]

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, QLube, Inc, f/k/a, Quaker State Minit-Lube, Inc. a Delaware Corporation, (The "Grantor") has bargained and sold, and by these presents do transfer and convey unto, Walter F. Sill, Jr., married, (The "Grantee"), his heirs and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Land in the 10th Civil District, formerly 11th District of Davidson County, Tennessee, being easterly part of the property conveyed to Buford L. Wright, et ux, of record in Book 1877, page 601, said Register's Office, being a part of Lot No 1, on the Plan of Division of Gee Lands, as shown on plat of record in Plat Book 332, page 74 in the Register's Office of Davidson County, Tennessee, and described according to a survey made by Michael V. Holmes and Associates, Surveyor, dated February 9, 1985, and revised June 9, 1986, as follows:

Beginning at a point in the Northwest corner of the intersection of Old Hickory Boulevard and Gallatin Pike, thence with the Westerly margin of Gallatin Pike 578.67 feet to the true point of beginning, said point of beginning being on the Westerly margin of Gallatin Pike and on the Northerly margin of a 10' alley; thence North 67 deg. 05' 32" West 98.27 feet to a point; thence North 06 deg. 03' 27" East 74.37 feet to a point, thence South 80 deg. 24' 22" East 101.91 feet to a point, thence with curve to the right (having a central angle of 01 deg. 57' 29" and a radius of 2834.80 feet), a distance of 96.88 feet to the point of beginning, containing 8,459.69 square feet or 0.1942 acres.

Being the same property conveyed to QLube, Inc. f/k/a, Quaker State Minit-Lube, Inc. a Delaware Corporation, by Warranty Deed from Mary E. Kimbro, unmarried, of record in Book 7601, page 572, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. Taxes for the year 2000 and subsequent years,

This is improved property known as **333 Gallatin Road Madison Tennessee 37115.**

[STATE OF TENNESSEE)
[COUNTY OF DAVIDSON
[
[The actual consideration or value, whichever is greater for this
[transfer is $150,000.00.
[
[
[Subscribed and sworn to before me this
[8th day of May, 2000.
[
[
[My Commission Expires: 11/29/03

Affiant

Notary Public

AMY D. JONES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires
November 29, 2003

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, his heirs and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 8th day of May, 2000.

Qlube, Inc., f/k/a, Quaker State Minit-Lube, Inc. a Delaware Corporation,

By: _____

STATE OF Texas }
COUNTY OF Harris }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Gregory D. Bassett, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged himself to be Vice President of **QLube, Inc., f/k/a, Quaker State Minit-Lube, Inc. a Delaware Corporation,** and that he as such Vice President executed the within instrument for the purposes therein contained , by signing the name of the Company by himself as Vice President.

WITNESS my hand and official seal at ~~Nashville~~, Houston Texas ~~Tennessee~~, this 8th day of May, 2000.

BARBARA T. RICHTER
Notary Public, State of Texas
My Commission Expires
MARCH 03, 2001

Barbara T. Richter
NOTARY PUBLIC

My Commission Expires: 3/3/01