Box 58B

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

Instr:200005150048881 Page: 1 OF 4
REC'D FOR REC 05/15/2000 2:53:13PM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $1067.08

SPECIAL WARRANTY DEED

Name and Address of New Owner:

Ronnie S. Kelley
1804 Brook Valley Place
Mt. Juliet, TN 37122

Send Tax Bills To:

Owner

Street Address of Subject Property:	**Map-Parcel No:**
1209 Gallatin Pike N Madison, TN 37115	**51-8-145**

For and in consideration of the sum of TEN AND NO/100 DOLLARS, ($10.00),and other good and valuable considerations, the receipt and adequacy of which are hereby acknowledged, **KIMBRO EQUITIES I, a Tennessee General Partnership**, hereinafter called the Grantor, has bargained and sold and by these presents does transfer and convey unto **RONNIE S. KELLEY**, hereinafter called Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

SEE EXHIBIT A ATTACHED HERETO

The conveyance of the above described parcel of land is subject to the following exceptions:

1. Taxes and assessments for 2000 and subsequent years.

RESTRICTIVE COVENANT. The sale of petroleum products from the subject property is prohibited for a period of ten (10) years from the date hereof.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his, heirs, 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 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 land to the Grantees, his heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed hereto by its duly authorized officer on this the 10th day of May, 2000.

KIMBRO EQUITIES I,
A Tennessee General Partnership

BY: _____
Harlon J. Kimbro, Jr.

BY: _____
William C. Kimbro

BY: _____
Anne Elizabeth Frost

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, a Notary Public in and for said State and County aforesaid, personally appeared Harlon J. Kimbro, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of Kimbro Equities I, a Tennessee General Partnership,the within named bargainor, and that as such partner, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by himself as partner.

WITNESS my hand and seal, at Nashville, Tennessee, this 10TH day of MAY 2000.

_____
Notary Public

My commission expires:
11/25/2000

STATE OF TENNESSEE]
COUNTY OF DAVDISON]

Before me, a Notary Public in and for State and County aforersaid, personally appeared William C. Kimbro, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a partner of Kimbro Equities, I, a Tennessee General Partnership, the within named bargainor, and that he as such partner, executed the foregoing instrument for the purpose therien contained by signing the name of the partnership by himself as partner.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10TH day of MAY 2000.

_____
Notary Public

My commission expires:
11/25/2000

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Before me, a Notary Public in and for said State and County aforesaid, personally appeared Anne Elizabeth Frost, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be a partner of Kimbro Equities I, a Tennessee General Partnership, the within named bargainor, and that as such partner, executed the foregoing instrument for the purpose therein contained by signing the name of the partnership by herself as partner.

WITNESS my hand and seal at office in Nashville, Tennessee, this 10th day of May, 2000.

_____
Notary Public
My commission expires:

DOUGLAS A. BRACE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

NOTARY PUBLIC AT LARGE
Douglas A. Brace
My Commission Expires November 24, 2001
STATE OF TENNESSEE

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater for this transfer is $288,400.00.

AFFIANT

Subscribed and sworn to before me, this 10TH day of MAY 2000.

Notary Public

My commission expires:

11/25/2002

#16354

EXHIBIT "A"

Land in the 11th Civil District of Davidson County, Tennessee, described according to Survey by Phillip E. Holmes, Jr., R.L.S. No. 1728, dated May 4, 2000, as follows:

Tract No. 1 (Parcel 145):

Beginning at a point on the east margin of Gallatin Pike, 115.68 feet south of the southeasterly return of the margin of Due West Avenue;

1. Thence South 68 deg. 15 min. 00 sec. East 99.93 feet to an iron pin;
2. Thence South 63 deg. 04 min. 00 sec. East 130.91 feet to an iron pin;
3. Thence South 23 deg. 23 min. 11 sec. West 82.59 feet to an iron pin;
4. Thence North 79 deg. 53 min. 49 sec. West 229.08 feet to a P.K. Nail in the easterly margin of Gallatin Pike;
5. Thence with the easterly margin of Gallatin Pike with a curve to the right having a central angle of 00 deg. 19 min. 51 sec. And a radius of 17,138.00 feet, an arc length of 98.96 feet to a P.K. nail;
6. Thence North 67 deg. 34 min. 35 sec. West 5.00 feet to a P.K. nail;
7. Thence with a curve to the right having a central angle of 00 deg. 08 min. 21 sec., a radius of 17,143.00 feet and an arc length of 41.64 feet to the point of beginning, containing 25,841.10 square feet, or 0.59 acres.

Tract No. 2 (Parcel 146):

Beginning at a point on the east margin of Gallatin Pike, 115.68 feet south of the southeasterly return of the margin of Due West Avenue; thence South 68 deg. 15 min. 00 sec. East 99.93 feet to an iron pin; thence South 63 deg. 04 min. 00 sec. East 41.28 feet to the point of beginning of Parcel 146;

1. Thence North 23 deg. 27 min. 51 sec. East 187.20 feet to a P.K. nail;
2. Thence South 87 deg. 56 min. 42 sec. East 21.41 feet to a P.K. nail;
3. Thence South 23 deg. 39 min. 09 sec. West, 150.00 feet to a P.K. nail;
4. Thence South 87 deg. 45 min. 01 sec. East 75.00 feet to an iron pin;
5. Thence South 23 deg. 23 min. 11 sec. West 77.58 feet to an iron pin;
6. Thence North 63 deg. 04 min. 00 sec. West 89.63 feet to the point of beginning, containing 8,092.24 square feet, or 0.19 acres.

Easement:
TOGETHER WITH all right, title and interest in that certain easement granted United Cities Service Company by the Metropolitan Government of Nashville and Davidson County, recorded in Book 5620, page 337, Register's Office for Davidson County, Tennessee, granting an ingress-egress easement over the following described tract of land:

Beginning at an iron pin marking the northwesterly corner of Nashville Electric Service property as recorded in Deed Book 2044, page 77, Register's Office for Davidson County, Tennessee, said iron pin also lies on the southerly right-of-way of Due West Avenue and is located approximately 170 feet from the easterly right-of-way of Gallatin Road; thence from beginning point along the southerly right-of-way of Due West Avenue, South 87 deg. 30 min. East 18.59 feet to a point; thence leaving said right-of-way, South 2 deg. 30 min. West 10.00 feet to a point; thence South 48 deg. 51 min. West 49.05 feet to a point on the westerly line of said Nashville Electric Service property; thence along said line, North 23 deg. 35 min. East 47.00 feet to the point of beginning, said tract contains 0.013 acres, more or less.

Being the same property conveyed to Kimbro Equities I, a Tennessee general partnership, by Deed from Kimbro Oil Company of record in Book 8228, page 360, in the Register's Office for Davidson County, Tennessee.