Instr:200005300053227 Page: 1 OF 3
REC'D FOR REC 05/30/2000 12:54:00PM
RECORD FEE: $18.00
M. TAX: $0.00 T. TAX: $6660.00

LT&E No. 1*200351-230/sac

**WARRANTY DEED**

Prepared By:
ROBERT L. BROWN, Attorney
737 Market Street - Suite 400
Chattanooga, Tennessee 37402

When recorded return to:
LEGAL TITLE AND ESCROW, INC.
737 Market Street - Suite 400
Chattanooga, Tennessee 37402
(423) 756-4154

Date: As of May 25, 2000

In consideration of Ten Dollars ($10.00) and other considerations, the receipt and sufficiency of which are hereby acknowledged, **Golden Gallon, Inc., a Tennessee corporation**, hereinafter called Grantor, hereby grants and conveys to **ARP-GOLD-198 Haywood Lane LLC, a Delaware limited liability company, and its successors and/or assigns**, hereinafter called Grantee, the following property:

All that tract or parcel of land lying and being in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 1 on the Amended PUD Boundary Plat and Subdivision Plat Resubdivision Haywood Oaks-South recorded in Plat Book 6900, Page 743, said Register's Office and Vernon Park recorded in Plat Book 4300, Page 43, said Register's Office for Davidson County, Tennessee, and together with an easement from James Richard Vernon and wife, Patti Baker Vernon, to Humble Oil & Refining Company, now known as Exxon Corporation, a New Jersey Corporation, dated May 9, 1968, of record in book 4237, Page 238, Register's Office for Davidson County, Tennessee, and further described by survey by Piedmont Olsen Hensley, dated April 5, 1995.

Being a tract or parcel of real estate located in the First Civil District of Metropolitan Nashville - Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin found, said iron pin being the north west corner of the herein being described property and the south west corner of the Duke Associates property as described in Deed Book 8044, Page 591 of the Register's Office for Davidson County, Tennessee, said point being located in the east right - of - way of the relocated Ezell road:

THENCE with the south line of Duke Associates South 75 Degrees 01 Minutes 50 Seconds East, a distance of 222.95 feet to an iron pin found:

THENCE South 12 Degrees 40 Minutes 00 Seconds west, a distance of 172.95 feet to a iron pin found at the south east corner of the Exxon Corporation property as described in Deed Book 8190, Page 322 of the Register's Office for Davidson County, Tennessee:

THENCE North 65 Degrees 13 Minutes 13 Seconds West, a distance of 47.77 feet to an iron pin found:

THENCE South 23 Degrees 51 Minutes 08 Seconds West, a distance of 29.88 feet to a concrete right - of - way monument on the north right - of - way of Haywood Lane:

THENCE with the north right - of - way of Haywood Lane North 75 Degrees 07 Minutes 49 Seconds West, a distance of 110.34 feet to a chiseled "x" on the concrete:

THENCE North 14 Degrees 51 Minutes 50 Seconds East, a distance of 4.40 feet to an iron pin found:

THENCE around a curve to the right through a central angle of 15 Degrees 31 Minutes 58 seconds, an arc distance of 30.63 feet, a radius of 33.00 feet and a chord bearing North 66 Degrees 43 Minutes 24 Seconds West with a distance of 30.54 feet to an iron pin found:

THENCE around a curve to the right through a central angle of 53 Degrees 50 Minutes 23 Seconds, an arc distance of 31.01 feet, a radius of 33.00 feet and a chord bearing North 31 Degrees 50 Minutes 07 Seconds, West with a distance of 29.88 feet to a point.

THENCE around a curve to the right through a central angle of 17 Degrees 44 Minutes 31 Seconds, an arc distance of 59.76 feet, a radius of 193.00 feet and a chord bearing of North 03 Degrees 45 Minutes 37 Seconds East with a distance of 59.52 feet to an iron pin found:

THENCE with the East right-of-way of Ezell Road North 12 Degrees 41 Minutes 17 Seconds East, a distance of 106.81 feet to the POINT OF BEGINNING.

Containing 41,093 square feet or 0.94 acres, more or less.

Being the same property conveyed by deed recorded in Book 10138, Page 74, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to the following:

Taxes for 2000 which Grantee assumes and agrees to pay.

Matters shown on survey by Piedmont Olsen Hensley Surveyors, dated July 17, 1996, identified as drawing no. 51888-A-1.0.

Matters shown on plat recorded in Plat Book 7900, Page 193, in said Register's Office.

**TO HAVE AND TO HOLD** said property all rights appurtenant to said property to said Grantee forever in **FEE SIMPLE**.

Grantor warrants and represents that Grantor is lawfully seized and possessed of said property, has full power and lawful authority to convey same, that the Grantor's title is marketable, clear, free and unencumbered except as set forth herein, and that Grantor will forever defend the title to said property against the claims of all persons whomsoever.

**IN WITNESS WHEREOF**, Grantor has signed this Deed as of the date shown above.

Signed, sealed and delivered in Hamilton County, Tennessee, in the presence of:

Golden Gallon, Inc.,
a Tennessee corporation

Witness

By: Arnold Tackett, Vice Chairman

Robert L. Brown, Notary Public
Date of Expiration of Commission: December 19, 2001
Date of Notarization: May 25, 2000

**STATE OF TENNESSEE** **COUNTY OF HAMILTON**

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Arnold Tackett, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Vice Chairman of Golden Gallon, Inc., a Tennessee corporation, and that he executed the foregoing instrument for the purpose therein contained.

Robert L. Brown
Notary Public
Date of Expiration of Commission: December 19, 2001

**STATE OF TENNESSEE** **COUNTY OF HAMILTON**

The undersigned Grantee hereby swears or affirms that the actual consideration for this transfer, or the value of property transferred, whichever is greater, is $1,800,000.00, which amount is equal to or greater that the amount which the property transferred would command at a fair and voluntary sale.

Affiant for Grantee

Signed and sworn to or affirmed before me this 25th day of May, 2000.

Robert L. Brown
Notary Public
Date of Expiration of Commission: December 19, 2001

| Address of Grantee | Mail Tax Notice To: | Tax Map Parcel No. |
|---|---|---|
| ARP-GOLD-198 Haywood Lane LLC<br>Real Estate Department<br>P.O. Box 99<br>Mauldin, SC 29662 | Same | 148-10-0-133.00 |