Davidson County DEEDWARR
Recvd: 12/20/00 08:41 3pgs
Fees:15.00 Taxes:185.00
20001220-0124542

THIS INSTRUMENT PREPARED BY:
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Third Floor
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P. O. Box 198888
Nashville, Tennessee 37219-8888
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF Davidson

The actual consideration or value, whichever is greater for this transfer is $ 50,000.00.

AFFIANT

Subscribed and sworn to before me, this 14th day of December, 2000.

Notary Public

My Commission Expires: 01-29-2002

Address of New Owners: Consumers Gasoline Stations, Inc.
904 8th Avenue South
Nashville, Tennessee 37023

Send Tax Bills To: Same

Map-Parcel Number:
Map 79
Parcel 16-17

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ten and no/100 ($10.00) dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **JAMES W. PERKINS, JR. AND NANCY LEE PITTS**, the legatees and devisees under the will of Nancy K. Perkins, who died testate on April 1, 2000, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **CONSUMERS GASOLINE STATIONS, INC.**, hereinafter called the Grantee, its successors and assigns, two tracts or parcels of land in Davidson County, Tennessee, described as follows:

TRACT I:

Being part of Lots Nos. 1601, 1603, 1605, 1607 and 1609 and 1611, Block 59, on Plan No. 2 West Nashville, as of record in Book 57, page 172, Register's Office for said County, described according to a survey of John M. Sullivan, dated August 25, 1971, as follows:

Beginning at a point in the northwest intersection of Ohio Avenue, thence with the margin of 57th Avenue North, northwardly 88.5 feet to a point in the southerly margin of Centennial Boulevard; thence with the margin of the same, westerly 56.6 feet to a point in the southeasterly margin of L & N Railroad right of way; thence with the same, southwardly 151 feet to a point in the northerly margin of Ohio Avenue; thence with the margin of the same, easterly 159.2 feet to the point of beginning.

TRACT II:

Being part of Block J on the Plan No. 2 West Nashville, as of record in Book 57, page 172, Register's Office for said County, described according to a survey of John M. Sullivan, dated August 25, 1971, as follows:

Beginning at a point in the northeast intersection of Ohio Avenue, formerly Virginia Avenue and 57th Avenue North, formerly 16th Street; thence with the margin of the said 57th Avenue North, northerly 72.2 feet to a point in the southerly margin of Centennial Boulevard; thence with the margin of the same, easterly 220 feet to a point in the northerly margin of Ohio Avenue; thence with the margin of the same, westerly 208.5 feet to the point of beginning.

Being the same property conveyed to Nancy K. Perkins, by deed from Tennessee Metal Culvert Co., a Tennessee corporation as of record in Book 4563, page 447, said Register's Office.

Nancy K. Perkins has since died testate on April 1, 2000. James W. Perkins, Jr. and Nancy Lee Pitts are the legatees and devisees under the Last Will and Testament of Nancy K. Perkins of record in Will Book 234, Page 654, Probate Court for Davidson County, Tennessee.

This property is conveyed subject to:

1. 2000 taxes now due and payable.

2. All matters of public record.

Grantors do further by these presents, transfer and convey unto Grantee all their right, title and interest, together with any rights that may accrue to it, in and to that certain parcel of land in Davidson County, Tennessee, shown as dedicated for a fifty-foot right-of-way for 57th Avenue, North, extending between Ohio, formerly Virginia, Avenue and Centennial Boulevard, on the Plan of West Nashville, No. 2, of record in Book 57, page 172, Register's Office for Davidson County, Tennessee, which right-of-way has never been opened or used by the public.

This is improved property know as Centennial Boulevard, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever; and the covenant with the said Grantee that are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and further covenant and binds themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all person whomsoever. 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.

WITNESS our hands on the date(s) set forth below.

JAMES W. PERKINS, JR.

NANCY LEE PITTS

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James W. Perkins, Jr., with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th day of December, 2000.

Notary Public

My Commission Expires: 01/27/01

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Nancy Lee Pitts, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 14th of December, 2000.

Notary Public

My Commission Expires: 01/27/01

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