Box 28

01010010

OLD REPUBLIC
National Title Insurance Company
201 Fourth Avenue North Suite 150
Nashville, Tennessee 37219-2011

Davidson County DEEDWARR
Recvd: 01/23/01 13:40 2pgs
Fees:11.00 Taxes:2035.00

20010123-0006955

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $550,000.00

R.C. Mann
AFFIANT

SUBSCRIBED AND SWORN TO ME BEFORE, THIS THE 22 DAY OF January, 2001

Melissa Marsh
NOTARY PUBLIC

My Commission expires: 7-26-2003

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Devereaux Cannon, Attorney 201 Fourth Avenue North, Suite 150 Nashville, Tennessee 37219-2011

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
JAMES W. PERKINS, JR.	(same)	Map:91-13 Parcel:276
(NAME) P. O. Box 23309	(NAME)	Map: Parcel:
(ADDRESS) Nashville, TN 37202	(ADDRESS)	Map: Parcel:
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FILE # 01010010

Warranty Deed

For and in Consideration Of the sum of $550,000.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

CONE OIL CO., INC.

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

JAMES W. PERKINS, JR.

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the easterly part of Lot No. 1 and the southeasterly part of Lot No. 2 on the Plan of E. T. Brown, Trustee's Subdivision of an 18 acre tract on the Charlotte Pike, as of record in Book 332, page 126, Register's Office for said County, and described according to a copy of a survey thereof made by J. L. Murphy & Co., dated November 5, 1963 as follows:

Beginning at a iron pin in the northerly margin of Charlotte Pike at a point 61 feet easterly from the easterly margin of Eastboro Drive (formerly Cowan Drive); thence leaving said Pike, and along a fence, North 10 deg. 26' West 190.67 feet to an iron pin; thence North 76 deg. 01' East along a fence, 95.69 feet to an iron pin; thence North 76 deg. 55' East 51.99 feet to an iron pin; thence South 10 deg. 54' East along a fence, 152.13 feet to an iron pin in the northerly margin of Charlotte Pike; thence with the margin of the same, westerly 155.76 feet to the point of beginning.

Being the same property conveyed to Cone Oil Co., Inc. by deed from Kerr-McGee Refining Corporation of record in Book 5258, page 959, said Register's Office.

This is improved property known as 6012 CHARLOTTE AVE., NASHVILLE, TENNESSEE 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEES, their heirs and assigns, against the lawful claims of all persons 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 this 22 day of January, 2001

CONE OIL CO., INC.

By: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Tom F. Cone, JR., 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 Executive Vice-President of Cone Oil Co., Inc., the within named bargainor, and that he as Executive Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by himself as Executive Vice-President.

Witness my hand and official seal at office this 22, day of January, 2001.

_____
Notary Public

My Commission expires:

7-26-2003