Box 30 B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 08/21/01 11:50 3pgs
Fees:18.00 Taxes:1054.50
20010821-0090144

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER
IS GREATER, FOR THIS TRANSFER IS $ 285,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
16th DAY OF August, 2001

Notary Public

MY COMMISSION EXPIRES: July 24, 2004
(AFFIX SEAL)

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mohammad Rahimi (NAME)	Mohammad Rahimi (NAME)	MAP 91-61
4000 Charlotte Avenue (ADDRESS)	1601 Old Hickory Boulevard (ADDRESS)	PARCEL 283
Nashville, Tennessee (CITY) (STATE) (ZIP)	Brentwood, Tennessee 37027 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Murphy Oil USA, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Mohammad Rahimi and wife Zary Rahimi

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being a tract of Land as shown on property map 01-16, assessors' office and lying on the North side of Charlotte Avenue in Davidson County, Nashville, Tennessee, Bounded in General by Charlotte Avenue on the South; CSX Railroad on the West; Patterson Company on the North and 40th Avenue North on the East, more particularly described as follows:

Beginning at an iron pin set on the North margin of Charlotte Avenue (40' from the Center) and the west margin of 40th Avenue North (33' from the center) and being located N 80 degrees 40 minutes 18 seconds West 4.41' from an existing iron pin; thence leaving 40th Avenue north and with the north margin of Charlotte Pike South 88 degrees 49 minutes 04 seconds west 156.97' to an iron pin set on the east margin of CSX railroad (25' from the center) (ref. valuation Map V28726) thence leaving Charlotte Avenue and with the east margin of said railroad with a curve to the left having the following characteristics: Delta=00 degrees 44 minutes 18 seconds; Radius=1447.52, ARC=18.65'; Tangent=9.33'; Chord=N27 degrees 02 minutes 02 seconds West 18.65' to an iron pin set; thence North 27 degrees 24 minutes 11 seconds W 182.73' to an iron pin set the southwest corner of Patterson Company (ref. deed Book 11219, page 335, Register's Office for Davidson County, Tennessee); thence leaving CSX railroad and with the south line of Patterson Company running just south of a chainlink fence North 88 degrees 59 minutes 04 seconds East 279.32 to an iron pin set on the west margin of 40th Avenue North; thence leaving Patterson and with the west margin of 40th Avenue North South 06 degrees 33 minutes 50 seconds West 181.56' to the point of beginning containing 0.92 acres, more or less and being the Murphy Oil USA, Inc., property as recorded in Deed Book 6589, page 962, Register's Office, according to a survey by Randolph L. Chapdelaine, R.L.S. #1444, 7111-B, Sweetgum Road, Fairview,

CONTINUED

unimproved ( )
This is improved (X) property, known as 4000 Charlotte Avenue, Nashville, Tennessee
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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; and we do covenant with the 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 herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said 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 my hand this 16th day of August, 2001

Murphy Oil USA, Inc.
By: Charles Adams

SEAL CORPORATE

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____day of _____ .

Commission expires _____ _____

Notary Public

STATE OF ARKANSAS
COUNTY OF UNION

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Charles Janus and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Sr. Vice President and _____ respectively of the Murphy Oil USA, Inc. the within named bargainor, and corporation, and that he as such Sr. Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Charles Janus as such Sr. Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at Nashville, Tennessee on this the 16th day of August, 2001.

My commission expires August 28, 2010 Donna Landers

Notary Public

DONNA LANDERS
MY COMM. EXP.
NOTARY
PUBLIC
AUG. 28, 2010
UNION CO., ARKANSAS

LEGAL DESCRIPTION CONTINUATION

Tennessee, 37062 and dated August 9, 2001.

The above described tract is subject to all easements, restrictions, convenants of record and to the findings of a title report.

The above described tract is hereby deed restricted from usage for the sale, distribution or storage of petroleum products, except for packaged petroleum products, for a period of twenty (20) years.