THIS INSTRUMENT PREPARED BY:
RONALD B. BUCHANAN, Attorney at Law
103 Hazel Path Court
Hendersonville TN 37075
(615) 822-5700

Davidson County DEEDWARR
Recvd: 08/26/03 10:23 2pgs
Fees:13.00 Taxes:6845.00
20030826-0123487

SPECIAL WARRANTY DEED

New Owner:	*Send Tax Billys To:*	*Map & Parcel:*
Parman Lubricants Corporation	**Parman Lubricants Corporation**	79/32
7101 Cockrill Bend Blvd.	**7101 Cockrill Bend Blvd.**	
Nashville TN 37209	**Nashville TN 37209**	

PICK-UP

FOR AND IN CONSIDERATION of the sum of *Ten Dollars ($10.00),* cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **DB&B Investments,** a Tennessee General Partnership, acting by and through its general partner, DORRIS E. BENNETT, hereinafter referred to as "*Grantor*", has this day bargained and sold, and does hereby transfer and convey unto the said **Parman Lubricants Corporation,** a Tennessee Corporation, hereinafter referred to as "*Grantee*", its successors and assigns, certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of D&E Subdivision, as shown on plat of record in Plat Book 4955, Page 95, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.
>
> BEING the same property conveyed to DB&B Investments, a Tennessee General Partnership, by Deed of record in Book 11390, Page 476, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said **Parman Lubricants Corporation,** a Tennessee Corporation, its successors and assigns forever, and Grantor does covenants with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except for those matters shown on the plat of record in Plat Book 4955, Page 95, Register's Office for Davidson County, Tennessee, and matters shown on the survey by Volunteer Surveying, file number 03156, as revised on July 24, 2003; and Grantor does further covenant and bind itself, his successors and representatives, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

WITNESS MY HAND this 26th day of August, 2003, the partnership having caused its name to be signed hereby by its duly authorized partner on said day and date.

DB&B INVESTMENTS, ***a Tennessee General Partnership***

By: _____
DORRIS E. BENNETT, ***General Partner***

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or the valuation of the property transferred, whichever is greater, is $ 1,850,000.

_____

Sworn to and subscribed before me on this the 26th day of Aug., 2003.

_____
NOTARY PUBLIC
My Comm. Expires: 08/08/06

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for said county and state, personally appeared DORRIS E. BENNETT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the General Partner of DB&B Investments, A Tennessee General Partnership, the within named bargainor, and that he as such Partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as such General Partner.

Witness my Hand and Notarial Seal at office in Nashville, Tennessee, on this the 26th day of Aug., 2003.

_____
NOTARY PUBLIC
My Comm. Expires: 08/08/06

realprop\db&b.parman.deed