Box 28A

0402020274

Davidson County DEEDWARR
Recvd: 03/04/04 11:57 3pgs
Fees:18.00 Taxes:3700.00

20040304-0024575

THIS INSTRUMENT PREPARED BY: **Allen D. Lentz, Esq.** **GULLETT, SANFORD, ROBINSON & MARTIN, PLLC** 315 DEADERICK STREET, SUITE 1100 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 $1,000,000.00. Affiant Subscribed and sworn to before me, this 3 day of March, 2004. Notary Public My Commission Expires: March 31, 2007

BARBARA S. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Perkins Investment Group, L.P. P. O. Box 23309 Nashville, TN 37202	same	118-12-62

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **CONE OIL CO., INC.**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **PERKINS INVESTMENT GROUP, L.P.**, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

A tract of land lying on the north side of Thompson Lane, west of Eugenia Avenue, being a part of the Lanco Industrial Park and being more particularly described as follows:

Beginning at a concrete monument in the northerly margin of Thompson Lane located twelve hundred twenty one and five hundredths (1221.05) feet eastwardly from the southeast corner of Berry Hill Gardens, as recorded in Book 1130, page

36, in the Register's Office for Davidson County, Tennessee, said monument being in the property line between the Grantor and Woodlawn Cemetery; thence North 07 deg. 49 min. East, along said property line a distance of one hundred fifty and twenty seven hundredths (150.27) feet to an iron pin, thence South 85 deg. 37 min. East, a distance of one hundred seventy one (171) feet to an iron pin; thence South 04 deg. 23 min. West, a distance of one hundred fifty (150) feet to an iron pin in the northerly line of Thompson Lane; thence North 85 deg. 37 min. West, along said northerly line of Thompson Lane a distance of one hundred eighty (180) feet to the point of beginning, containing sixty hundredths (0.60) of an acre, more or less.

Being the same property conveyed to CONE OIL CO., INC., by deed of record in Book 6144, page 923, said Register's Office.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

This conveyance is made subject to:

1. 2004 taxes, a lien but not yet due and payable, which have been prorated and assumed by Grantee. By acceptance of delivery of this instrument, Grantee assumes and agrees to pay such taxes as and when such become payable and to indemnify and hold harmless Grantor from liability and loss therefrom.

2. Matters shown on the plan of record in Book 4595, Page 27, said Register's Office.

3. Easement for Sewer Line of record in Book 3880, Page 68, Said Register's Office.

4. Terms, provisions, requirements, conditions, obligations, agreements and stipulations contained in the Lease from Cone Oil Co., Inc. to The Lamar Corporation of record in Book 6947, Page 116, said Register's Office.

This is improved property known as 648 Thompson Lane, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its successors and assigns, forever; and we covenant with said Grantee 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 further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all person whomsoever.

WITNESS my hand this 3 day of March, 2004.

CONE OIL CO., INC.

By: _____

Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Barbara S. Williams of the state and county mentioned, personally appeared Tom F. Cone, Sr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of Cone Oil Co., Inc., the within named bargainor, a corporation, and that such president or officer as such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and seal, at office in Nashville, TN, this 3 day of March, 2004.

Barbara S. Williams
Notary Public

My Commission Expires: March 31, 2007

BARBARA S. WILLIAMS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.