WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/30/04 10:32 2pgs
Fees:13.00 Taxes:592.00

20040330-0035413

DON K. HEAD JR. NOTARY PUBLIC AT LARGE ROBERTSON COUNTY, TENN.

My Commission Expires 4/3/06

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of March, 2004.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Southern Title, LLC, 2401 Memorial Blvd.
Springfield, Tennessee 37172

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fox Oil and Gas Company	Fox Oil and Gas Company	
219 Dickerson Pike	219 Dickerson Pike	25-4-100
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No: 20040551

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, ABL Concepts, Inc., hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Fox Oil and Gas Company, hereinafter called the GRANTEE, **his/her** heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

A certain tract or parcel of land, lying and being in the Tenth (10th) Civil District of Davidson County, Tennessee, more particularly described as follows, to-wit:

BEGINNING at an iron pin on the west right-of-way of Dickerson Road, said iron pin being the common corner of Pan-Am Southern Corporation property and V.W. McCoy property; thence leaving said west right-of-way of Dickerson Road South 85° 31' West 150.00 feet to an iron pin; thence with an interior angle of 89° 20' North 3° 49' West 152.75 feet to an iron pin; thence with an interior angle of 89° 40' North 86° 31' East 150.00 feet to an iron pin on the west right-of-way of Dickerson Road along a curve having a radius of 11419.2 feet a distance of 150.00 feet to the point of beginning.

BEING the same property conveyed to ABL Concepts, Inc., a Tennessee Corporation by deed from Mid-State Oils, Inc., a Tennessee Corporation dated January 31, 2001 of record in Instrument Number 200102060011571, Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 219 Dickerson Pike, Goodlettsville, TN 37072
(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 GRANTEE, his/her heirs and assigns forever; and I do covenant with the said GRANTEE that I am 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 I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his/her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 26th day of March, 2004.

ABL Concepts, Inc.

By: _____, Pres.

STATE OF TENNESSEE

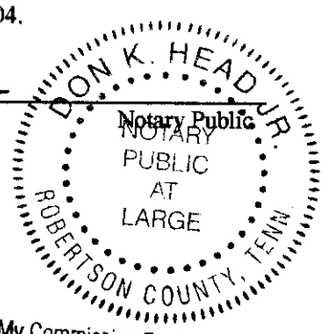
COUNTY OF SUMNER

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared Charles E. Stephens, with whom I am personally acquainted and who, upon oath, acknowledged him/himself to be the president of ABL Concepts, Inc. the within named bargainor, a corporation, and that he/she as such president being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by himself as such President.

Witness my hand and official seal at Hendersonville, Tennessee this the 26th day of March 2004.

Commission expires:

Notary Public



My Commission Expires 4 / 3 / 06