Davidson County DEEDWARR
Recvd: 04/07/06 08:21 2 pgs
Fees:13.00 Taxes:555.00
20060407-0040063

MAP 61-11 & PARCEL 279

This Instrument Prepared By:
ADAM T. DODD, Attorney at Law
104 South Maple Street
Murfreesboro, Tennessee 37130
From Information Furnished by the Parties

NAME & ADDRESS OF NEW OWNER:

Rolin Go, LLC
4100 Gallatin Rd
Nashville, TN 37216

SEND TAX BILLS TO:

SAME

WARRANTY DEED

FOR AND IN THE CONSIDERATION of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **D & D OIL CO. TN, INC., Grantor,** has this day bargained and sold and does hereby transfer and convey unto **ROLIN GO, LLC, Grantee,** its heirs and assigns, forever, the following described real estate situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being part of Lot B of Kennedy and Graves Plan of Monte Vista, as of record in Book 421, page 143, Register's Office for said County, and being Lots Nos. 1, 2-A, and 2-B, on a survey of said lots, made by Ralph W.C. Lambert, Surveyor, dated December 4, 1948, as follows:
>
> Beginning on the easterly margin of Gallatin Pike at the southwest corner of the property conveyed to Wilburn L. Bates of record in Book 2924, page 211, said Register's Office; thence with said Bates' southern boundary line, easterly 90 feet to an alley; thence with said alley, southerly 118 feet, more or less; thence westerly 90 feet, more or less, to the easterly margin of Gallatin Pike; thence with the same, northerly 111.57 feet to the beginning.
>
> Being the same property conveyed to D. & D. Oil Co., Inc., a Tennessee corporation, by Warranty Deed from Highway Oil, Inc., successor in interest to Tommy Oil, Inc., of record in Book 9463, page 697, Register's Office for Davidson County, Tennessee. The corporate name of the said D. & D. Oil Co., Inc., a Tennessee corporation, having since been changed to D. & D. Oil Co. TN, Inc., on March 8, 2002, in the Office of the Secretary of State for the State of Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO restrictive covenants, easements and setback lines that are applicable to the above described property, and of record, and to all zoning and subdivision restrictions of the appropriate governmental body, along with any easements and right of ways of public roads and utilities.

TO HAVE AND TO HOLD the said real estate, together with all of the appurtenances, estate and title thereunto belonging unto the said Grantee, his heirs and assigns, forever.

I covenant with the said Grantee that I am lawfully seized and possessed of said real estate; that I have a good and lawful right to convey the same; and that the same is

unencumbered except by the 2006 property taxes, liens not yet due and payable, which have been prorated at closing and responsibility for which is assumed by the Grantee herein.

I further covenant and bind myself, my heirs and representatives, to forever warrant and defend the title to the said real estate unto the said Grantee, his heirs and assigns, against the lawful claims of all persons, whomsoever.

Possession of said real estate is to be given by the Grantor to the Grantee with delivery of this deed.

WITNESS MY HAND ON this the 4th day of April, 2006.

D & D OIL CO. TN, INC.

By: _____
Doyle Scott, President

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

Before me, the undersigned notary public, personally appeared, DOYLE SCOTT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath, acknowledged himself to be the PRESIDENT of D & D OIL CO TN, INC., the Grantor herein, and that as such President and acting on behalf of the Grantor and being authorized to do so, he has executed the foregoing Warranty Deed for the purpose therein contained, by personally signing his name on behalf of the Grantor in his capacity as President of D & D Oil Co TN, Inc.

WITNESS MY HAND AND OFFICIAL SEAL on this the 4th day of April, 2006.

_____
NOTARY PUBLIC

My commission expires: 12-15-2007

ADAM T. DODD NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.
MY COMMISSION EXPIRES: DECEMBER 15, 2007

STATE OF TENNESSEE)
:ss
COUNTY OF RUTHERFORD)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

Sworn to and subscribed before me,
this 4th day of April, 2006.

_____
NOTARY PUBLIC

My commission expires: 12-15-2007

ADAM T. DODD NOTARY PUBLIC AT LARGE RUTHERFORD CO. TENN.
MY COMMISSION EXPIRES: DECEMBER 15, 2007