Davidson County DEEDWARR
Recvd: 09/29/06 16:23 5 pgs
Fees:28.00 Taxes:1387.50
20060929-0121058

THIS INSTRUMENT PREPARED BY:
WHITE & REASOR, PLC (SLW)
3102 West End Avenue, Suite 1150
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
Hollingsworth Oil Company, Inc. 1503 Memorial Blvd. Springfield, TN 37172	Same	71-6/30

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **Welton Investments, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **Hollingsworth Oil Company, Inc., a Tennessee corporation,** ("Grantee"), certain real property in Davidson County, Tennessee, described on Exhibit "A" attached hereto.

This is unimproved property known as 234 West Trinity Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property, together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, in fee simple forever.

Grantor further covenants that Grantor is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor (other than claims arising out of the matters set forth on Exhibit "B"), but not further or otherwise.

IN WITNESS WHEREOF, Grantor executed this instrument as of the 27th day of September, 2006.

GRANTOR:

WELTON INVESTMENTS, LLC, a
Tennessee limited liability company

By: _____
Title: Chief Manager

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, John B Jewell III, with whom I am personally acquainted, who acknowledged that (s)he executed the foregoing instrument for the purposes therein contained and who further acknowledged that (s)he is Chief Manager of Welton Investments, LLC, a Tennessee limited liability company, being authorized to execute the foregoing instrument on behalf of the company.

Witness my hand, at office this 27th day of September, 2006.

Bridget B. Ross
Notary Public

BRIDGET B. ROSS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
9-19-2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $375,000.00.

Affiant

SUBSCRIBED AND SWORN to before me, this 27th day of September, 2006.

9-19-2009
My Commission Expires

Bridget B. Ross
Notary Public

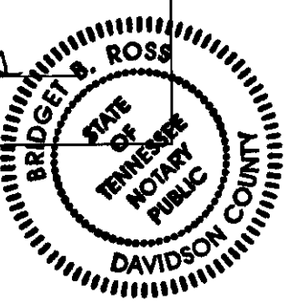


EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Resub. of Lot No. 1 of Texaco Park of record in Plat Book 5190, page 14, in the Register's Office of Davidson County, Tennessee.

Said Lot 1 fronts 95.00 feet on the southerly margin of West Trinity Lane and extends back 199.78 feet on the westerly line and 200.00 feet on the easterly line, to a line on the rear on which it measures 95.00 feet.

BEING the same property conveyed by Special Warranty Deed from LBBJ Properties, L.L.C., a Tennessee limited liability company and Ann Hardeman Fort, each owning a fifty percent (50%) undivided interest to Welton Investments, LLC of record at Instrument No. 20060526-0062235, Register's Office for Davidson County, Tennessee.

Included in the above real property description, but excluded from herein is 2,954.82 square feet conveyed to the State of Tennessee, as referenced in the Consent Judgement and Final Decree as of record in Book 11035, page 408, said Register's Office.

EXHIBIT "B"

1. Taxes for the year 2006, a lien, which are not yet due and payable. Tax Parcel No. 71-6/30.

2. ALL matters shown on Plat recorded in Book 5190, page 14 in the Register's Office for Davidson County, Tennessee.

3. Easement conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, as set forth in instrument recorded in Book 4208, page 424, said Register's Office.