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FOR AND IN CONSIDERATION of the sum of $45,840.00 cash, paid by SINCLAIR REFINING COMPANY, receipt of which is acknowledged, I, C. B. KELLEY, unmarried, have bargained and sold and by these presents do transfer and convey unto the said Sinclair Refining Company, a Maine corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

A tract of land in the 7th Civil District of Davidson County, Tennessee, being a part of Lot No. 4 on the Map of Glen Echo Subdivision of the Noel Property, not of record, and described according to a copy of a survey thereof made March 4, 1954, by W. W. Turner Company, Engineers, as follows:

BEGINNING at an iron pin, the Southeast intersection of Glen Echo Road and Hillsboro Road; thence with the margin of Glen Echo Road South 76° 48' East 125 feet to an iron pin; thence leaving Glen Echo Road South 25° 24' West 130 feet to an iron pin; thence North 87° 23' West 125 feet to an iron pin in the East margin of Hillsboro Road; thence with the margin of the same North 22° 54' East 152 feet to the point of beginning.

Being part of the property conveyed to C. B. Kelley by deed from Hayes A. Noel and wife, of record in Book 1968, page 33, Register's Office for said County.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Sinclair Refining Company, its successors and assigns, forever.

And I, C. B. Kelley, do covenant with the said Sinclair Refining Company 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 except as follows:

1. Lien of 1954 State and County taxes which have been prorated and which are assumed by the purchaser.

2. Restrictive covenants and agreement set out in deeds in Book 1472, page 215, and in Book 1968, page 33, Register's