K 2638

STATE OF TENNESSEE

COUNTY OF DAVIDSON

KNOW ALL MEN BY THESE PRESENTS, THAT Pan-Am Southern Corporation, a Delaware corporation, with its principal office at No. 1040 St. Charles Avenue, New Orleans 13, Louisiana, hereinafter referred to as "Vendor", for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, to it in hand paid by The American Oil Company, a Maryland corporation, with its principal office at No. 555 Fifth Avenue, New York 17, New York, hereinafter referred to as "Vendee", the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said The American Oil Company all that certain real property situated in the County of Davidson, State of Tennessee, described as follows, to-wit:

Being part of a tract marked "Reserved for commercial No. 1" as shown on the plan of Bellshire Estates, Section 5, as of record in book 2133, page 114, Register's Office for said County, described according to a survey made by Turner Engineering Company, February 8, 1955, as follows:
Beginning on the southerly margin of Bellshire Drive at the northeast corner of lot No. 149; thence with the easterly line of said lot No. 149 southwardly 185 feet to an iron pin; thence eastwardly 395 feet to an iron pin on the westerly margin of Dickerson Pike; thence with same northwardly 150.2 feet to a concrete monument at the beginning of a curve; thence around said curve with a radius of 25 feet northwestwardly 39.2 feet to the southerly margin of said Bellshire Drive; thence with same westwardly 215 feet to a concrete monument, and continuing with the southerly margin of said Bellshire Drive 152.2 feet, in all, 367.2 feet to the beginning.
Being part of the property conveyed to Bellshire Properties, Inc., by deed from William C. Cockrill and wife, of record in book 2147, page 437, said Register's Office.
This conveyance is made subject to utility easement, anchor easement, building setback lines and conditions of owners certificate, as shown on plan in book 2133, page 114, Register's Office for said County, and restrictive covenants contained in an instrument executed by Bellshire Properties, Inc., dated August 17, 1954, filed August 17, 1954, and recorded in book 2294, page 346, Register's Office, for Davidson County, Tennessee.

Being the same property acquired by the vendor from Bellshire Properties, Inc. by Deed dated March 23, 1955, registered in the office of the Register ~~Court~~ of Davidson County, Tennessee, in Book # 2394, Page # 262.

TO HAVE AND TO HOLD the said property together with all the appurtenances, estate, title and interest thereto belonging to the said The American Oil Company, its successors and assigns, forever.

Vendor does covenant that it is lawfully seized and possessed of said real property in fee simple, and that it has a good right to convey same, and will warrant and defend the said title to the said Vendee, its successors and assigns, against the lawful claims of all persons.

All taxes due and to become due are assumed by Vendee.

IN WITNESS WHEREOF, the said Pan-Am Southern Corporation has caused these presents to be executed in duplicate originals by A. J. Ganier, its Vice-President, and attested by K. R. Seruntine, its Assistant Secretary, who affixed its corporate seal hereto, as of the 31ST. day of JANUARY 1957.

PAN-AM SOUTHERN CORPORATION

By A. J. Ganier C
Vice-President

ATTEST:

K. R. Seruntine
Assistant Secretary

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