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:

A tract of land in the 6th, formerly the 9th, Civil District of said County, being part of lot No. 1 on the Map of Charles T. Cole Property, as of record in book 161, page 32, Register's Office for said County, described according to a survey made by Z. J. Wilkinson, Surveyor, December 30, 1946, as follows: Beginning at the southwest corner of the Murfreesboro Pike and Cole Avenue; thence with the southerly margin of said Pike north 70° 20' west 140 feet to the easterly line of the property conveyed to Aladdin Industries, Inc. by deed from Joseph W. Holman, Trustee, of record in book 1580, page 493, said Register's Office; thence with their easterly line southwardly 354.6 feet to the northwest corner of the property conveyed to C. P. Bozeman and wife, by deed from Austin M. Peacher and wife, of record in book 1632, page 19, said Register's Office; thence eastwardly with Bozeman's northerly line 140 feet to the westerly margin of Cole Avenue; thence with said Avenue northwardly 355.41 feet to the beginning.

Being the same property acquired by the vendor from Mary Frances Strasser by Deed dated Dec. 31, 1954, registered in the office of the Register ~~Court~~ of Davidson County, Tennessee, in Book # 2337, Page # 617.

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 _____
Vice-President

ATTEST:

By _____
Assistant Secretary