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:

Tract 1: The southwest part of Lot No. 27 in the plan of Christopher & Kirkman's Belmont Park Addition to the City of Nashville; beginning at the northeast corner of 21st Avenue, South (formerly Hillsboro Pike) and Acklen Boulevard or Avenue, thence with the northerly margin of said Acklen Boulevard or Avenue easterly 65 feet to a point, thence northerly parallel with 21st Avenue, South, 75 feet to a point, thence westerly, parallel with said Acklen Boulevard or Avenue 65 feet to the east margin of 21st Avenue, South, thence southerly with the easterly margin of said 21st Avenue, South 75 feet to the beginning.

Being the same property acquired by Pan American Petroleum Corporation from Pan American Petroleum Corporation of Tennessee, by Deed dated May 1, 1929, registered in the Office of Register of Davidson County, in Book No. 819, Page No. 627, the said Pan American Petroleum Corporation having been merged into vendor herein as will appear by the Agreement of Merger dated July 25, 1949, effective September 1, 1949, duly registered with the Secretary of State for the State of Tennessee.

Tract 2: The southeast part of Lot No. 27 on the Map of Christopher and Kirkman's Belmont Park Addition, of record in Book 57, page 158, Register's Office for said County and described as follows: Beginning at a point in the north margin of Acklen Avenue at the common corner of Lots Nos. 26 and 27, being the southwest corner of Lot No. 26 and the southeast corner of Lot No. 27; thence with the line between said lots northerly 95 feet to a point which is 65 feet more or less south of the southerly margin of a 15-foot alley; thence westerly 67 feet to a point in the line of the property conveyed to Mrs. B. Bernstein by deed from the Roney Tire & Auto Supply Company, of record in Book 633, page 775, said Register's Office; thence southerly with said line 20 feet to a point; thence with said line westerly 5 feet to a point; thence southerly and parallel with the easterly margin of Hillsboro Road and 65 feet east of the same, 75 feet to the north margin of Acklen Avenue; thence with the margin of Acklen Avenue easterly 72 feet to the point of beginning.
Being part of the property conveyed to Paul W. Schiel, Trustee, by deed from Amy Rich, et al, Executors and Trustees, of record in Book 1298, page 649, said Register's Office.

Being the same property acquired by Pan American Petroleum Corporation from Paul W. Schiel, as Trustee, by Deed dated October 1, 1945, registered in the office of Register of Davidson County, in Book 1344, Page 595, the said Pan American Petroleum Corporation having been merged into vendor herein as will appear by the Agreement of Merger dated July 25, 1949, effective September 1, 1949, duly registered with the Secretary of State for the State of Tennessee.

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. Serunting, its Assistant Secretary, who affixed its corporate seal hereto, as of the 21ST. day of JANUARY, 1957.