We do covenant with the said Humble Oil & Refining Company, its successors and assigns, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered except for restrictive covenants contained in a deed from George D. Waller and wife to George William Braddy and wife, of record in Book 1323, Page 129, Register's Office for Davidson County, Tennessee, and 1960 state and county taxes which are to be prorated and assumed by the grantee.

And we do further covenant and bind ourselves our heirs and representatives, to forever warrant and defend the title to the said property to the said Humble Oil & Refining Company, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS OUR HANDS this 22 day of June, 1960.