K 3135

Book 3135 Page

TENNESSEE TITLE COMPANY

For and in consideration of the sum of $10.00

----------TEN AND NO/100 ---------- DOLLARS

cash in hand paid by THE AMERICAN OIL COMPANY, a Maryland Corporation

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we,

MILLER G. KIMBROUGH, TRUSTEE

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEGINNING at a concrete monument being North 58° 10' West 50 feet from the centerline of US Highway 70N and being South 31° 50' West 55 feet from the center line of Jacksonian Drive (as of record in Book 2900, page 49, Register's Office Davidson County, Tennessee), thence with the southerly margin of Jacksonian Drive, northwesterly with an arc having a radius of 25 feet, a distance of 39.27 feet to a concrete monument; thence continuing with the southerly margin of Jacksonian Drive, North 58° 10' West 142.62 feet to an iron pin, said point being South 58° 10' East 60.0 feet from a concrete monument at the northeast corner of Lot No. 1 of Hermitage Hills, Section One, (as of record in Book 2900, page 49, Register's Office); thence South 31° 50' West 241.4 feet to an iron pin in a driveway or roadway; thence South 86° 51' East 212.7 feet to an iron pin in said driveway or roadway, being also in the westerly margin of US. Highway 70N and being located North 58° 10' West 35 feet from the center line of said highway; thence North 31° 50' East 114.1 feet with the westerly margin of U.S. Highway 70N to an iron pin; thence North 58° 10' West 15.0 feet to the point of beginning.

Being part of the property conveyed to Miller G. Kimbrough, as Trustee for H. H. Richardson, A. H. Johnson and Southern Trust Company of Nashville, Tennessee, by deed from Jas. E. Covington, Clerk and Master of the Chancery Court at Nashville, as of record in Book 2694, page 514, said Register's Office.

I, Miller G. Kimbrough, Trustee, covenant and agree that I will pay the 1960 property tax on the above-described property.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 12th day of October, 19 60

Miller G. Kimbrough, Trustee

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, L. D. Richards, a Notary Public in and for said County and State, the within named Miller G. Kimbrough, Trustee

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 12th day of October, 1960

Commission expires April 24, 1962

L. D. Richards
Notary Public.

Warranty Deed

G-13875-mm

From 7317

MILLER G. KIMBROUGH, TRUSTEE

To

THE AMERICAN OIL COMPANY
REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

REGISTER'S OFFICE
STATE OF TENNESSEE
DAVIDSON COUNTY
Received for record 12 day
A.D. 1960
3:05 o'clock P.M.
Recorded in Book 2135 Page 275
Recording Fee $2.00

JAMES P. WILSON, Register
By M. M. Deputy

Published by
TENNESSEE TITLE COMPANY

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