BK 3280

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand and the liquidation of Grantor corporation, AMERICAN MINERAL SPIRITS COMPANY, an Illinois corporation, has bargained and sold and by these presents does transfer, convey, bargain and sell unto THE PURE OIL COMPANY, an Ohio corporation, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

> Land in Davidson County, Tennessee, being lot "B," the westerly part of lot "C" and the northwesterly part of lots Nos. 7 and 8 on the plan of J. W. Lawless' Resubdivision of the Charles M. Stewart property, as of record in book 161, page 20, Register's Office for said County, described together as follows:
>
> Beginning on the southerly margin of Clifton Pike at the northwest corner of lot "B" and the easterly margin of an alley; thence with the westerly line of lots "B" and 8, southerly 438 feet, more or less, to a point 110 feet from the second track or the outbound main track of the N. C. & St. L. Railway; thence northeasterly parallel with said track, 134 feet, more or less, to the corner of a lot conveyed by the Harley Pottery Company to Newsom Crushed Stone and Quarry Company, by deed of record in book 307, page 222, Register's Office for said County; thence with the westerly line of said lot, northerly 309 feet, more or less, to the southerly margin of Clifton Pike; thence with the southerly margin of said Pike, westerly 242 feet to the beginning.
>
> Being the same real property conveyed to Milk for Health of Nashville, Inc., a Tennessee corporation, by deed from Sinclair Refining Company, dated September 29, 1954, filed October 4, 1954, and recorded in book 2300, page 172, said Register's Office.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THE PURE OIL COMPANY, its successors and assigns, forever.

And AMERICAN MINERAL SPIRITS COMPANY does covenant with the said THE PURE OIL COMPANY that it is lawfully seized and possessed of said land in fee simple; has a good right to convey it; and the same is unencumbered.

AMERICAN MINERAL SPIRITS COMPANY further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to the said land to the said THE PURE OIL COMPANY, its successors and assigns against the lawful claims of all persons, whomsoever.

This deed shall take effect on August 1, 1961.

IN WITNESS WHEREOF, AMERICAN MINERAL SPIRITS COMPANY

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