BK 3308

PG 349

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THIS INDENTURE, made this 31st day of October, 1961, between The Pure Oil Company, an Ohio corporation with principal office in Palatine, Illinois, herein called Grantor, and GUY P. McFARLAND, of Davidson County, Tennessee, herein called Grantee,

W I T N E S S E T H: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) cash to it in hand paid by Grantee, the receipt of which is hereby acknowledged, hereby conveys unto said Grantee, his heirs and assigns forever, that certain tract of land situated in Davidson County, Tennessee, to-wit:

Being lots numbers 5 and 6 on the Plan of J. D. Hostettler's Subdivision of lots numbers 1, 2, 3 and 4, Hermitage Addition, as of record in Book 547, page 186, Register's Office for said County. Said lots numbers 5 and 6 front fifty (50) feet each on the southerly side of Lebanon Road and run back between parallel lines 145 feet to a dead line.

Being part of the property conveyed to J. M. Lassing by deed from Margaret McCampbell Lassing of record in book 1318, page 502, said Register's Office, and also being the Third Tract of land described in that certain deed dated June 30, 1949 from J. M. Lassing and wife Millie B. Lassing to The Pure Oil Company, recorded in Book 1728, page 263 in said Register's Office.

The above described property is hereby conveyed subject to any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way, and easements, if any, affecting said land.

TO HAVE AND TO HOLD the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining, unto said Grantee, his heirs and assigns forever.

Grantor, for itself and its successors, hereby covenants and agrees to and with Grantee, his heirs and assigns, that Grantor is lawfully seized in fee of said land, that said land is free of all encumbrances, and that Grantor has good right to convey the same, and that Grantor will warrant and defend said land and premises against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

All property taxes shall be prorated as of the date hereof.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its Vice President, and its corporate seal to be affixed, attested by its Assistant Secretary, the day and year above written.