FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10) cash in hand paid and other valuable considerations, the receipt of which is hereby acknowledged, MADISON SQUARE SHOPPING CENTER, INC., a Tennessee corporation with principal office at Nashville, has bargained and sold and by these presents does transfer and convey unto HUMBLE OIL & REFINING COMPANY, a Delaware corporation, its successors and assigns, the following described property:

Land in Davidson County, Tennessee, being Lot No. 21, Block B, and that part of a thirty foot Avenue adjoining and immediately in front of said lot and adjoining and east of Gallatin Road on the Revised Plan of Power and Roth Madison Park Subdivision as of record in Book 843, page 7, Register's Office for said County, and described together according to a survey made by Wm. Collier Parrish Associates on June 13, 1962, as follows:

Beginning on an iron stake in the easterly margin of Gallatin Road, said iron stake being in the line between Lots Nos. 21 and 22 on said Plan, if extended, running thence south 53° 46' east with said line, if extended 30 feet, and continuing with said line 192.98 feet in all 222.98 feet to an iron stake, being the southeast corner of Lot No. 21; thence north 35° 37' east with the rear line of said Lot 59.9 feet to point in the line between Lots Nos. 20 and 21; thence north 53° 47' west with the line between said Lots 196.42 feet and continuing with said line, if extended, 30.33 feet, in all 226.75 feet to a point in the easterly margin of Gallatin Road; thence with the easterly margin of Gallatin Road, along a curve with a radius of 2819 feet; southerly 60 feet to the point of beginning.

Being the same property conveyed to Madison Square Shopping Center, Inc., by deed from Stanley L. Lillie and wife, Rhea M. Lillie, of record in Book 3161, page 157, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to an easement 30 feet wide along the rear line of the lot to construct, etc., sanitary sewers, granted Davidson County by Madison Square Shopping Center, Inc., of record in Book 3339, page 342, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said property with the appurtenances, estate, title and interest thereto belonging to the said Humble Oil & Refining Company, its successors and assigns forever.