K 3618

WARRANTY DEED

THIS IS A DEED, dated July 29, 1963, by SHELL OIL COMPANY, a Delaware corporation ("Grantor") with offices at 50 West 50th Street, New York 20, New York, to STAFAC INC., a Delaware corporation ("Grantee") with offices at 120 Broadway, New York 5, New York.

GRANTOR, for Ten Dollars ($10.00) and other valuable consideration received, hereby gives, grants, bargains, sells, conveys and confirms to Grantee and its successors and assigns, the following described premises situated at the intersection of Dickerson Road and Trinity Lane in Nashville, County of Davidson, State of Tennessee:

LAND in the 12th, formerly 17th Civil District of Davidson County, Tennessee, described according to a copy of survey made by W. C. Love, Surveyor, dated September 9, 1961, as follows:

BEGINNING at the northeast intersection of Trinity Lane and Dickerson Road; thence along the east margin of Dickerson Road in a northerly direction, 202.54 feet to a nail and Bottle cap; thence leaving said Road, North 88 degrees 53 minutes East 188.64 feet to an iron pin; thence South 12 degrees 43 minutes West 207.35 feet to an iron pin in the northerly margin of Trinity Lane; thence with said lane in a westerly direction 182.80 feet to the beginning:

SUBJECT to easement for drainage crossing the northeasterly corner of the land described above as shown on said survey by W. C. Love:

BEING THE SAME PREMISES conveyed to SHELL OIL COMPANY, a Delaware corporation, by (1) that certain deed dated November 27, 1961, by H. M. PARRISH, et ux, recorded in Book 3311, page 631, and (2) that certain deed dated November 27, 1961, by W. A. EVITTS, et ux, recorded in Book 3311, page 635, Register's Office, Davidson County, Tennessee:

together with all rights, privileges and appurtenances thereunto belonging, (not including underground storage tanks), all buildings and improvements thereon, and all right, title, and interest of Grantor (if any) in and to the alleys, streets and roads adjacent thereto;

TO HAVE AND TO HOLD the same unto Grantee and Grantee's successors and assigns, forever.

GRANTOR HEREBY COVENANTS WITH GRANTEE: (1) that Grantor is seized of the premises in fee simple and has good right to convey the same; (2) that Grantee shall quietly enjoy the premises; (3) that the premises are free from all encumbrances; (4) that Grantor will execute or procure any necessary further assurances of the title to the premises; and (5) that Grantor will forever warrant and defend the title to the premises against the lawful claims of all persons whomsoever. These covenants shall bind Grantor's successors and assigns and inure to the benefit of Grantee's successors and assigns.

EXECUTED by Grantor by its Treasurer thereunto duly authorized, and sealed with its corporate seal, as of the date first herein written.

SHELL OIL COMPANY

By R. M. HART Treasurer

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