K 3676

WARRANTY DEED

THIS IS A DEED, dated December 16, 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 Nolensville Pike and Edmondson Pike in Nashville, County of Davidson and State of Tennessee:





LAND in the 6th Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Plan of a subdivision of J. A. Patterson's Land, as of record in Book 421, page 8, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, February 16, 1963, as follows:

BEGINNING on the westerly margin of the Nolensville Road or Pike, at a point North 13 degrees 55 minutes West 19.37 feet north of an iron pin on the northerly margin of Edmondson Pike; thence with the westerly margin of Nolensville Road or Pike, North 13 degrees 55 minutes West 130.63 feet to an iron pin; thence South 61 degrees 37 minutes 40 seconds West 150 feet to an iron pin; thence South 13 degrees 55 minutes East 150 feet to the northerly margin of the present right-of-way of the Edmondson Pike; thence with said right-of-way North 61 degrees 37 minutes 40 seconds East 130.63 feet to the beginning of a curve; thence around said curve, with a radius of 25 feet, northeastwardly 32.96 feet to the beginning:

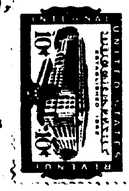




BEING A PORTION of the property conveyed to SHELL OIL COMPANY, a Delaware corporation, by deed dated March 18, 1963, by EVANDER MC IVER PATTERSON, JR., et al, recorded in Book 3529, page 428, Register's Office for Davidson County, Tennessee:

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





TO HAND 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 godd 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.

PG 215