K 3765

D E E D

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10) cash in hand paid and other good and valuable considerations, the receipt of which is hereby acknowledged, we, J. ARTHUR SPANN and wife, LENA L. SPANN, have this day bargained and sold and do hereby transfer and convey unto HUMBLE OIL & REFINING COMPANY, a Delaware corporation, its successors and assigns, a tract or parcel of land located in Davidson County, Tennessee, more particularly described as follows:

> Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Wm. Collier Parrish, Engineer, January 10, 1964, as follows:
>
> Beginning at a point in the center of the southbound lane of the Murfreesboro Road at the northwest corner of Tract No. 1 of the property conveyed to State of Tennessee by deed from Gerda Hobson Northern, et al., of record in Book 1303, page 291, said Register's Office; thence with the line of the said State of Tennessee, south 41° 31' west 691.23 feet and north 48° 25' west 344.20 feet; thence north 47° 40' east 663.57 feet to the center of said Road; thence with same south 55° east 274.85 feet to the beginning containing 4.774 acres, more or less.
>
> Being the same real property conveyed to J. Arthur Spann and wife, Lena L. Spann, by deed from W. Campbell Hobson and wife, dated December 10, 1953, filed December 15, 1953, and recorded in Book 2242, page 361, Register's Office for said County.

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.

We, J. Arthur Spann and wife, Lena L. Spann, covenant with the said Humble Oil & Refining Company, its successors and assigns, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and that the same is unencumbered except for a permanent easement for storm drain of record in Book 3671, page 21, Register's Office for Davidson County, Tennessee, easement for right of way of any public roads or highways lying within boundary of premises as herein described, and 1964 taxes which shall be prorated as of the date of the deed.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to the said property to the said Humble Oil & Refining Company, its successors and assigns, against the lawful claims of all persons whomsoever.

PG 273