3891

BOOK 3891 PAGE 384

C.E. Francis
6122 Hickory Valley Road
Nashville Tenn

Owners Name
Same

SPECIAL WARRANTY DEED

MAP 91-16
PAR. 10
12W 3 H 10
mo.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THIS INDENTURE, made this 21st day of April, 1965, between THE PURE OIL COMPANY, an Ohio corporation with principal office in Palatine, Illinois, herein called Grantor, and C. E. FRANCIS and FANNIE J. FRANCIS, his wife, 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, their heirs and assigns forever, that certain tract of land situated in Davidson County, Tennessee, to-wit:

Being Lots Nos. 1, 3, 5 and the southerly 15 feet of lot No. 7 of Block 46, Plan No. 1, West Nashville, as of record in book 57, pages 74 and 75, Register's Office for said County.
Said lots Nos. 1, 3, 5 and part of lot No. 7 front together 90 feet on the easterly side of 45th Avenue North and run back between parallel lines with the northerly margin of Charlotte Avenue 105.5 feet to an alley.

Being part of the property conveyed to The Pure Oil Company by J. M. Lassing, et ux by Deed dated June 30, 1949 and recorded in Book 1728 Page 263 Records of the Register's Office Davidson County, Tennessee.

Subject to any and all restrictions, covenants, conditions, zoning ordinances, rights-of-way, and easements of record, if any, affecting said land.

Grantor reserves unto itself, its successors and assigns, title to all Petroleum dispensing equipment situated on the above described property, including but not by way of limitation, pumps, air compressors, advertising signs and outdoor electrical lighting, irrespective of whether same be attached to the realty or imbedded in the ground, and reserves the right of ingress and egress to remove the same.

Property taxes for the calendar year 1965 shall be paid by Grantee and Grantor shall reimburse Grantee for a prorata part thereof, prorated as of the date of delivery of this deed by Grantor to Grantee.

K 3891

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, their heirs and assigns forever.

Grantor, for itself and its successors, hereby covenants and agrees to and with Grantee, their 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.

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.

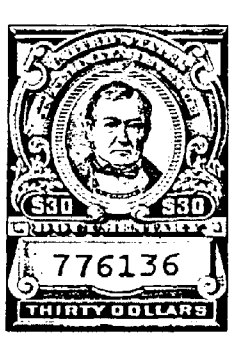
THE PURE OIL COMPANY

By: _____
Vice President

ATTEST:

_____
Assistant Secretary





K 3891

BOOK 3891 PAGE 386

STATE OF ILLINOIS }
COUNTY OF Cook }

I, Helen V Ramm, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Karl Powell, personally known to me to be the Vice President of THE PURE OIL COMPANY, an Ohio corporation, and Henry L Wyles, personally known to me to be the Assistant Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary they signed and delivered the said instrument as Vice President and Assistant Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 5th day of May, 1965.

My commission expires:

HELEN H. RAMM
NOTARY PUBLIC, Cook County, Illinois
My commission expires May 8, 1968

Helen V Ramm
Notary Public in and for
Cook County, Illinois

STATE TAX $ 42.00
PROBATE .50
TOTAL $ 42.50

MAY 17 1965

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

PAID MAY 17 1965

CT

80832

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAY 17 11 40 AM '65

NOTE... 111 ...GE 582
RECORDI... 2.00
DEP. REG. ...

To Lee Title Co
C. E. Deal