BOOK 3967 PAGE 79

(Same owner)

Mail TAX STATEMENTS
J B Guttman et al
1007 Murfreesboro Pk
Nashville Tenn

This instrument was prepared by
Real Estate Department
The American Oil Company
1330 W. Peachtree St., Atlanta,
Georgia

WARRANTY DEED

MAP 106-16
P/O 45
2.24 ms

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by FRANCES C. CYPRESS and JEROME B. GUTTMAN, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THE AMERICAN OIL COMPANY, a Maryland corporation, duly authorized and licensed to do business in the State of Tennessee, has bargained and sold, and by these presents does transfer and convey unto the said FRANCES C. CYPRESS and JEROME B. GUTTMAN of Nashville, Tennessee, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Beginning at a point on the southerly right-of-way line of Murfreesboro Pike, at the intersection of the southerly right-of-way line of said Pike and the center line of Mill Creek; thence with the southerly right-of-way line of said Pike, S 50° 28' E 78.88 feet to a point; thence N 39° 32' E 18 feet to a point on the southerly right-of-way line of said Pike; thence with the southerly right-of-way line of said Pike S 50° 28' E 152 feet to a point; thence S 39° 21' W 148.94 feet to a point; thence S 39° 19' W 1.06 feet to the point of beginning of the parcel hereinafter described; thence S 39° 19' W 320.60 feet to a point in the center of Mill Creek; thence along the center line of said creek the following courses and distances, N 30° 23' W 47.5 feet; N 20° 12' W 50 feet; N 2° 07' E 50 feet; N 13° 57' E 50 feet, N 21° 02' E 50 feet; N 22° 27' E 153.61 feet to a point; thence S 50° 28' E 199.55 feet to the point of beginning.

Being a part of the same property acquired by The American Oil Company from Pan-Am Southern Corporation by deed dated January 31, 1957, recorded in the Register's Office, Davidson County, Tennessee in Book 2638, page 639.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said FRANCES C. CYPRESS and JEROME B. GUTTMAN, their heirs and assigns, forever.

SUBJECT TO:

(1) Existing leases, easements, sidetrack and license agreements, if any.

(2) Taxes and special assessments against the said premises, if any.

(3) Zoning laws and municipal regulations, if any; building line restrictions and building restrictions of record, if any; and any party wall agreements of record.

(4) The following covenants and agreements of the Purchaser:
"The Grantees herein hereby covenant and agree for themselves, their heirs, executors and assigns, that no part of the real estate herein conveyed shall be used by said grantees, their heirs, executors, grantees or assigns, for the purpose of conducting or carrying on the business of selling, handling or dealing in gasoline, kerosene, benzol, naphtha, greases, lubricating oils, or any fuel to be used for internal combustion engines, or lubricants in any form.

"The foregoing restriction shall not be applicable to the business of selling, handling or dealing in petroleum products furnished by the Grantor herein and in any event shall terminate and be of no further force and effect upon the expiration of a period of Twenty (20) years from the date hereof.

"The foregoing covenants shall run with the land and be binding on said Grantees, their heirs, executors, grantees and assigns, and inure to the benefit of the Grantor herein, its successors and assigns."

AND it does covenant with the said FRANCES C. CYPRESS and JEROME B. GUTTMAN that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as hereinabove listed.

AND THE AMERICAN OIL COMPANY does further covenant and bind its successors and assigns, to warrant and forever defend the title to the said land to FRANCES C. CYPRESS and JEROME B. GUTTMAN, their heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF said THE AMERICAN OIL COMPANY has caused this instrument to be executed by its duly authorized Vice President on this 8th day of November, 1965.

ATTEST:

W. L. [illegible] ASSISTANT SECRETARY

THE AMERICAN OIL COMPANY

By W. H. Miller

W. H. MILLER VICE PRESIDENT

ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

On this 8th day of November, 1965, before me appeared W. H. Miller, to me personally known, who, being by me duly sworn did say that he is the Vice President of THE AMERICAN OIL COMPANY, a Maryland corporation, and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed on behalf of said corporation by authority of its Board of Directors and said W. H. Miller acknowledged said instrument to be the free act and deed of said corporation.

Notary Public
Edward J. Musial

My Commission Expires:

June 26, 1967

09706

The American Oil Co
to Deed
Frances C. Cypress and
Jerome B. Cattmen
1007 murfreesboro Rd
mail

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

DEC 9 12 32 PM '65
NOTE: BOOK 113 PAGE 148
RECORDING FEE $ 2.00
DEP. REG. M

STATE TAX $ 97.5
PROBATE 50
TOTAL $ 102.5

DEC 9 1965

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

PAID DEC 9 - 1965