Prepared by John R. Clayton
Taylor City Mo. Mail Tax To Grantee - Hudson Oil Co.

STOCK FORM 218 T. W. TOOF—MEMPHIS

This Indenture, Made and entered into this 31st day of January

BOOK 3989 PAGE 759

19 66, by and between Hudson Oil Company of Tennessee, Inc., a Kansas corporation,

Map 60-15
P/o Par 56

of the first part, and Hudson Oil Company of Delaware, Inc., a Delaware corporation, of the second part,

Witnesseth: That for the consideration hereinafter expressed, the first party has bargained and sold and does hereby bargain, sell, convey and confirm unto the second party, the following described real estate in Davidson County, Tenn. to-wit:

Land in Davidson County, Tennessee, being part of lot No. 59 on the Plan of Capitol View Subdivision, as of record in book 974, pages 52 and 53, Register's Office for said County, being lot No. 1 and the southerly 48 feet front and 48.8 feet rear of lot No. 2 on the Plan of the unrecorded subdivision of part of said lot No. 59, described partly according to a survey made by John D. Kerr, County Surveyor for Rutherford County, Tennessee, April 1-4, 1953, and partly by survey made by Ralph W. C. Lambert, Surveyor, October 27, 1958, and revised November 1, 1958 as follows:

Beginning on the easterly margin of the Dickerson Road at the southwest corner of said lot No. 59; thence with the easterly margin of said Road north 12°45' east 98 feet to an iron pin; thence south 77°15' east 197.4 feet to an iron pin on the westerly line of the property conveyed to C. M. Richmond and wife; by deed from C. Mack Richmond, Jr. and wife, of record in book 2697, page 55, said Register's Office; thence with said line south 1°41' west 59.2 feet to the southerly line of said lot No. 59; thence with same north 87°54' west 212.2 feet to the beginning.

Being part of the property conveyed to C. Mack Richmond, Jr. and wife, Katherin Richmond, by deed from Lonnie Ray Atkinson and wife, dated May 19, 1954, filed June 1, 1954, and recorded in book 2280, page 253, said Register's Office, as corrected by instrument dated December 11, 1958, filed December 15, 1958, and recorded in book 2858, page 411, said Register's Office, and also: Land in Davidson County, Tennessee, being part of Lot No. 59 on the Plan of Capitol View Subdivision as of record in Book 974, pages 52 and 53, Register's Office for said County, being the northerly 2 feet of Lot No. 2, all of Lots Nos. 3 and 4, and the southerly 38 feet of Lot No. 5 on the Plan of the unrecorded subdivision of part of said Lot No. 59, described partly according to a survey made by John D. Kerr, County Surveyor for Rutherford County, Tennessee, April 1-4, 1953, and partly by survey made by Ralph W. C. Lambert, Surveyor, October 27, 1958, and revised November 1, 1958, as follows: Beginning on the easterly margin of the Dickerson Road at an iron pin located 98 feet north of the southwest corner of said Lot No. 59; thence with the easterly margin of said road north 12 degrees 45 minutes east 140 feet to a spike; thence south 77 degrees 15 minutes east 170.7 feet to an iron pin on the westerly line of the property conveyed to C. M. Richmond and wife, by deed from C. Mack Richmond, Jr., and wife, of record in Book 2697, page 55, said Register's Office; thence with said line south 1 degree 41 minutes west 142.2 feet to an iron pin; thence north 77 degrees 15 minutes west 197.4 feet to the beginning.

First Party also conveys all rights of First Party in and to adjoining streets, highways and alleys.

Subject to such easements, restrictions and covenants of record, if any, as are not substantial in character, amount or extent, and do not materially detract from the value, or interfere with the present use, of said described property, or otherwise materially impair business operations of the retail marketing of petroleum products.

Rec 38.50

To Have and to Hold the aforedescribed real estate, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining, unto the said Grantee,

its successors

and assigns in fee simple forever

And the said Hudson Oil Company of Tennessee, Inc., a Kansas corporation,

do es hereby covenant with the said Grantee that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unincumbered; except

and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The Consideration for this conveyance is as follows: One ($1.00) Dollar and other good and valuable consideration.

IN WITNESS WHEREOF, the party of the first part has caused these presents to be signed by its President, with its corporate name, and its common seal to be hereto affixed this the day and year first above written.

Attest:

Assistant Secretary

HUDSON OIL COMPANY OF TENNESSEE, INC.

By: President

INDIVIDUAL ACKNOWLEDGMENT

STATE OF
COUNTY OF

BOOK 3989 PAGE 761

On this _____ day of _____, 19____, before me, a notary public in and for said County and State, duly commissioned and qualified, personally appeared _____

_____, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that he (she or they) executed the same as his (her or their) free act and deed.

WITNESS my hand and notarial seal at my office in said County at , this the day and date first above written.

_____
Notary Public

My commission expires: _____

CORPORATE ACKNOWLEDGMENT

STATE OF KANSAS)
COUNTY OF JOHNSON) SS.

On this 31st day of January, 19 66, before me appeared M. R. Hudson _____, to me personally known, who, being by me duly sworn, did say that he is the President of Hudson Oil Company of Tennessee, Inc., and that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed in behalf of said corporation, by authority of its Board of Directors and said M. R. Hudson acknowledged said instrument to be the free act and deed of said corporation.

WITNESS my hand and notarial seal at my office in said Johnson County at , this the day and date first above written.

My Commission Expires June 7, 1967

_____
Notary Public

My commission expires: _____

Rec'd 11/13/34

WARRANTY DEED

Hudson Oil Company of Tennessee

TO

Hudson Oil Company of Kansas

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY
STATE OF TENN.

1813

State Tax
Clerk's Fee
Total

FEB 21 4 10 PM

Paid

STATE OF COUNTY.

Deputy County Court Clerk.

Filed for registration ....., 19...., at ....o'clock M. and noted in Note Book No. ....Page ..... was recorded ....., 19....., in Record No. ....Page ..... Fee, $ ..... paid.

By ..... D. R.

881646

Rec'd 11/13/34

STATE TAX $ 97.50
PROBATE 50
TOTAL $ 98.00

FEB 21 1966

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

PAID FEB 21 1966