WARRANTY DEED

BOOK 4059 PAGE 867

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Acuff-Rose Publications, Inc.	Acuff-Rose Publications, Inc.	Berry Hill
(NAME:)	(NAME:)	Parcels Nos.
2520 Franklin Road	2520 Franklin Road	165, 170 & 175
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee	Nashville, Tennessee	Map 118-2
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par 92 & 93

For and in Consideration of the sum of Eighty Five Thousand and no/100 ($85,000.00) *DOLLARS*

cash in hand paid by Acuff-Rose Publications, Inc., a Tennessee corporation, the receipt of which is hereby acknowledged,

TEXACO INC.

has ~~have~~ *bargained and sold, and by these presents do transfer and convey unto the said* ACUFF-ROSE PUBLICATIONS, INC., a Tennessee corporation, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being Lots Nos. 17, 18 and 19 in Geo. I. Waddey's Subdivision of Westwood, a plan of which is recorded in Book 332, page 99, of the Register's Office for said County. Said Lots Nos. 17, 18 and 19 front 50 feet each on the easterly side of Franklin Pike, or Eighth Avenue South, extended, and run back between parallel lines 170 feet to an alley.
Being the same real property conveyed to The Texas Company, a Delaware corporation, now Texaco Inc., by deed from Geo. W. Hooten and wife, of record in book 723, page 287, said Register's Office.

This conveyance also includes the sale of underground tanks on said property, it being understood, however, that Texaco Inc. does not represent that said underground tanks conveyed hereby are in good repair or condition and that Acuff-Rose Publications, Inc. accepts said underground tanks in their present condition without any representation as to what that condition may be.

This conveyance is made expressly subject to the covenant hereby made by grantee that for a period of ten years from the date of this conveyance, the premises conveyed herein shall not be used for the sale and/or storage of petroleum products for resale or wholesale distribution and which covenant shall be a covenant running with the land.

Ad valorem taxes due and assessed against the land herein conveyed for the year 1966, shall be prorated between grantor and grantee as of the date of this conveyance.

Approved
Terms
Description
Form

This Instrument Was Prepared By
Phillip Saindon
Of The Law Firm Pedigo & Saindon
Stahlman Building: Nashville, Tennessee

unimproved ( )
This is improved ( ) property, known as ..... (House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Acuff-Rose Publications, Inc., a Tennessee corporation, its successors ~~heirs~~ *and assigns, forever.*

And Texaco Inc. does ~~do~~ *covenant with the said* Acuff-Rose Publications, Inc. *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except by taxes as above set out.

And Texaco Inc. does ~~do~~ *further covenant and bind* itself, its successors ~~heirs~~ *and representatives, to warrant and forever defend the title to the said land to the said* Acuff-Rose Publications, Inc., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 12th *day of* September, *19* 66, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

TEXACO INC.

By: A. W. Baucum
EXECUTIVE VICE PRESIDENT

Attest:
Philip Presap, Jr.
Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., a Notary Public in and for said County and State, the within named.....

.....

.....

the bargainor....., with whom I am personally acquainted, and who acknowledged that..... executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

TEXAS
STATE OF ~~TENNESSEE~~
COUNTY OF ~~DAVIDSON~~
HARRIS

Before me, Ruth M. Norris, a Notary Public of the State and County aforesaid, personally appeared A. W. Bancum, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Executive Vice President of ~~the~~ TEXACO INC., the within named bargainor, a corporation, and that he as such Executive Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the ~~corporation~~ by himself as Executive Vice President.

Witness my hand and seal, at office in Houston, Texas, this 12th day of September, 1966.

RUTH M. NORRIS
Ruth M. Norris
Notary Public

Commission Expires June 1, 1967

44762

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 22 3 19 PM '66
NOTED: BOOK 115 PAGE 43
RECORDING FEE $ 2.00
DEP. REG. ____

Rec'd 1900 4-0

WARRANTY DEED

FROM

TEXACO INC.

TO

ACUFF-ROSE PUBLICATIONS, INC.

'STATE TAX $ 127.50
.PROBATE .50
.TOTAL $ 128.00

PAID SEP 22 1966
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN

