New Owner: Sinclair Refining Co.
7 Executive Park Dr., N. E.
Atlanta, Georgia

Send tax bills to: same

Map 106
P/O Par. 25

WARRANTY DEED

For and in consideration of the sum of ONE HUNDRED AND NO/100 ($100.00) DOLLARS and other valuable considerations, SPENCE MOTELS, INC., a Tennessee corporation with its principal office in Nashville, Davidson County, Tennessee, has bargained and sold and by these presents does transfer and convey unto SINCLAIR REFINING COMPANY, a Maine corporation, its successors and assigns, a certain tract or parcel of land in the 6th, formerly the 9th Civil District of Davidson County, State of Tennessee, as follows:

A Part of Lot No. 2 on the Plan of the Lands of James Foster, deceased, as of record in Book 44, page 267, Register's Office for said County, described according to a survey made by Hickerson & Pleasant, Engineering Company, November 14, 1966, as follows: Beginning on the southwesterly margin of Murfreesboro Pike at the intersection of the same and a point in the southeasterly line of Interstate 24 of record in Book 3436, page 81, said Register's Office; thence with the southwesterly margin of said Murfreesboro Pike south 48° 28' east 175 feet; thence south 52° 50' west 142.7 feet to an iron pin; thence north 48° 28' west 150.2 feet to the southeasterly margin of Interstate 24; thence with the same north 42° 47' east 140.7 feet to the beginning. Being part of the real property conveyed to Spence Motels, Inc. by deed from J. C. Spence, Jr. and wife, of record in Book 3788, page 718, said Register's Office.

Grantor reserves unto itself, its successors and assigns, an easement for ingress and egress to and from a tract of land owned by Grantor and lying east of and immediately adjacent to the property herein described in, over and across the following described portion of the property hereby conveyed:

Beginning at the Northeast Corner of the property hereby conveyed; thence in a northwesterly direction along the southern right-of-way line of Murfreesboro Pike a distance of 25 feet to a point; thence in a southerly direction 51 feet, more or less, to a point in the east line of the property hereby conveyed which point lies 59 feet southwesterly from the northeast corner of said property; thence northeasterly along said east property line a distance of 59 feet to the point of beginning; subject, however, to the use by Grantee of a portion thereof extending 12 feet 6 inches along the southerly line of

STATE TAX $ 2.75
PROBATE 50
TOTAL $ 3.25

JUN 21 1967

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID JUN 21 1967

Murfreesboro Pike in a westerly direction from the northeast corner of said easement area and extending southwesterly approximately 20 feet along the easterly property line of said easement area, the above described triangular area to be enclosed by a concrete curbing and used by Grantee for the erection and maintenance thereon of a sign pole and sign and a light pole and lighting fixture, the remaining portion of said curbed area to be landscaped by Grantee. The term "Grantee" shall mean "Grantee, its successors and assigns".

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging, to the said SINCLAIR REFINING COMPANY, its successors and assigns, forever. And the said SPENCE MOTELS, INC. does covenant with the said SINCLAIR REFINING COMPANY, its successors and assigns that it is lawfully seized and possessed of said land in Fee Simple, has a good right to convey it, and that the same is unencumbered.

And the said SPENCE MOTELS, INC. does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to the said SINCLAIR REFINING COMPANY, its successors and assigns, against the lawful claims of all persons whomsoever. Taxes for 1967 are prorated and assumed by the Grantor.

WITNESS the execution of this instrument, this 2nd day of June, 1967.

ATTEST: SPENCE MOTELS, INC.

Helen L. Spence, Secretary

BY J. C. Spence Jr., President

STATE OF TENNESSEE)
) SS.
COUNTY OF Davidson)

On this 2nd day of June, 1967, before me appeared J. C. Spence Jr. to me personally known, who, being by me duly sworn did say that he is President of SPENCE MOTELS, 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 J. C. Spence Jr. acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NOTARY PUBLIC

My commission expires:

My Commission Expires April 21, 1971

46670

864045

The within instrument was prepared by:
R. L. Hoy, 7 Executive Park Drive, N. E.
Atlanta, Georgia.

BOOK 4137 PAGE 419

MTG
Release

SPENCE MOTELS, INC.

TO / D E E D

SINCLAIR REFINING COMPANY

74034

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

JUN 2 2 27 PM '67

NOTED: BOOK 116 PAGE 522
RECORDING FEE $ 2.00
DEP. REG. ____

This instrument prepared by:
R. L. Hoy
7 Executive Park Drive, N. E.
Atlanta, Georgia

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