7/17/67 TBH:jw

This instrument prepared by Tyree B. Harris, 900 Nashville Trust Building, Nashville, Tennessee.

BOOK 4164 PAGE 678

WARRANTY DEED

Map 102
P/o Par. 22
M.O.

Chevron Oil Company
P. O. Box 1446
Louisville, Kentucky

For and in consideration of the sum of Seventy-Eight Thousand ($78,000.00) Dollars, cash in hand paid by Chevron Oil Company, a California corporation, we, Mary Napier Ganier, Conservator for Mary C. Napier, and Albert F. Ganier, Jr., as Substitute Trustee, have bargained and sold and by these presents do transfer and convey unto the said Chevron Oil Company, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 8th Civil District of Davidson County, Tennessee, being parts of lots Nos. 18 and 19 on the Map of Subdivision of Mount Hickory, as of record in book 332, page 68, Register's Office for said County, described according to a survey made by William Collier Parrish Associates, Civil Engineers, July 27, 1965, revised July 25, 1966 and January 5, 1967, as follows:

Beginning at a concrete monument on the northerly margin of Charlotte Pike (U.S. 70N), said monument being 733.35 feet east (as measured along the northerly margin of Charlotte Pike) from a concrete monument at the intersection of the northerly margin of Charlotte Pike and the easterly margin of Interstate I-40, and also being 19.3 feet north of a concrete monument (southwest corner of Mary Napier Ganier Estate) at an angle in the northerly margin of Charlotte Pike; thence with a line between this property and the Mary Napier Ganier Estate north 25° 30' west 201.40 feet to an iron stake; thence south 71° 23' west 205.85 feet to an iron stake; thence south 18° 37' east 200.00 feet to an iron stake on the northerly margin of Charlotte Pike; thence with the northerly margin of Charlotte Pike north 71° 23' east 230.00 feet to the point of beginning, and containing 43,579 sq. ft. or 1.00 acre.

Being part of the real property conveyed to Mary C. Napier for life and the Commerce Union Bank, as Trustee, by deed from James W. Napier, of record in book 904, page 614, Register's Office for said County.

Grantors reserve unto themselves, their heirs, assigns and successors in interest a permanent easement for vehicular,

AUG 24 1967
R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.
PAID AUG 24 1967 CT

STATE TAX $ 117.00
PROBATE .50
TOTAL $ 117.50

pedestrian and other traffic over the southernmost 50 feet of the property herein conveyed; said easement for the use of any member of the public having a lawful right to transact business with or visit upon the property touching the easements hereinafter conveyed and reserved, or any future extensions thereof. In exchange for the reservation of the permanent easement hereinabove reserved the grantors, their heirs, assigns and successors in interest, grant, assign, set over and convey to grantee,its successors and assigns two permanent easements for vehicular, pedestrian and other traffic for use by any member of the public having a lawful right to transact business with or visit upon the property touching the easements herein conveyed or reserved or any future extensions thereof over two certain tracts of land, more particularly described as follows:

> Easement No. 1. That portion of land lying within 50 feet of grantors southernmost boundary and being immediately to the west of the easement herein reserved to the grantors; said easement extending in a western direction for a distance of 65 feet.
>
> Easement No. 2. Commencing at a concrete monument on the southeast corner of the property hereinabove conveyed and running thence along the eastern margin of the property hereinabove conveyed North 25° 30' West 50 feet, more or less, to the northeast corner of the easement hereinabove reserved to the grantors; thence North 65° 00' 29" East 500 feet, more or less, parallel to and 70 feet from the northern margin of Charlotte Pike to a point; thence South 24° 59' 31" East 70 feet to a point in the northern margin of Charlotte Pike; thence South 65° 00' 29" West 90 feet, more or less, to a point in said margin of said Charlotte Pike; thence 24° 59' 31" West 20 feet to a point; thence South 65° 00' 29" West 410 feet, more or less, to the point of beginning.

This is unimproved property known as Charlotte Pike, Nashville, Tennessee.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging

to the said Chevron Oil Company, its successors and assigns, forever.

And we do covenant with the said Chevron Oil Company that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for the 1967 property taxes which have been prorated and are to be paid by the grantors and an easement from Mary Napier Ganier, Conservator for Mary C. Napier, and Albert F. Ganier, Jr., Substitute Trustee, to the City of Nashville for sanitary sewer purposes, of record in Book 4164, page 664, R.O.D.C., Tennessee.

And Mary Napier Ganier, Conservator for Mary C. Napier, and Albert F. Ganier, Jr., as Substitute Trustee, do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said Chevron Oil Company, its successors and assigns against the lawful claims of all persons whomsoever.







Witness our hands this 24 day of August, 1967.

Mary Napier Ganier, Conservator for Mary C. Napier

Substitute Trustee





STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me Janel Williams, a Notary Public in and for said County and State, the within named Mary Napier Ganier, as Conservator for Mary C. Napier, and Albert F. Ganier, Jr., as Substitute Trustee, the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24th day of August, 1967.

Janel Williams, Notary Public

My commission expires: Nov. 12, 1969.

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FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

AUG 24 3 24 PM '67
NOTE BOOK 117 PAGE 188
RECORDING FEE $ 1.00
DEP. REG. N