Prepared by:
Robert C. Hathaway
P. O. Box 5657
Nashville, Tennessee

SS#206 BOOK 4420 PAGE 39

SPECIAL WARRANTY DEED

Mail tax notices to:
Ernest T. Woodard
901 West Main Street
Hendersonville, Tennessee

Map 26
Par. 64

KNOW ALL MEN BY THESE PRESENTS:

THAT PHILLIPS PETROLEUM COMPANY, with an office at Bartlesville, Oklahoma, Party of the First Part, in consideration of the sum of ------Ten--------- Dollars ($ 10.00), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto

Ernest T. Woodard and Charles C. Woodard of Hendersonville, Tennessee,

Parties of the Second Part, the following described real property and premises, situate in the County of

Davidson, State of Tennessee, to wit:

Land in the 10th Civil District of Davidson County, Tennessee described according to a survey made by William Collier Parrish Associates, Civil Engineers, August 16, 1962, as follows: Beginning at a point in the northerly margin of Gallatin Road, being U. S. Highway No. 31E, said point of beginning being established as follows: Beginning at a point in the center of said road at the western approach to the bridge crossing Mansker's Creek; thence with the center of said road westerly 600 feet to a point; thence at a right angle to the center of said road North 6° 29' West 69 feet to the point of beginning; thence with the northerly margin of said road South 83° 31' West 200 feet to a point; thence leaving said northerly margin, North 6° 29' West 300 feet to a point; thence North 83° 31' East 200 feet to a point; thence South 6° 29' East to the beginning. Being the same property conveyed by Sally V. Butts to J. W. Reynolds, et ux., by deed recorded in Book 3535, page 283 R.O.D.C., Tennessee

As a part and parcel of this transaction and as a condition of and consideration for the conveyance of the above described premises the use of same is hereby restricted for a period of ten (10) years to uses other than for the purpose of storing, selling, or otherwise dispensing of automotive fuels, oils and other products ordinarily sold at an automotive service station, and Grantee hereby agrees to conform to this restriction and in the event of violation of the same by Grantee or his successors in interest, title shall revert to Grantor herein.

MAY26 70	CONV	33,000.00				
MAY26 70	S'TAX		A*	85.80		
MAY26 70	PR'FEE		A*	.50		
MAY26 70	W'DEED		A*	3.00	*	89.30

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, restrictions, and easements of record.

TO HAVE AND TO HOLD said described premises unto the said Part ies of the Second Part. their heirs and assigns, forever.

SIGNED AND DELIVERED this 11th day of May, 1970.

ATTEST:

Assistant Secretary

PHILLIPS PETROLEUM COMPANY

By
Vice President

WITNESSES:

Form 2441 3-63

(TO BE USED IN ALL STATES EXCEPT LOUISIANA)

BOOK 4420 PAGE 40

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS.
COUNTY OF WASHINGTON)

Before me Loleta Evans, a Notary Public in and for the state and county aforesaid and residing therein, and duly commissioned, sworn and authorized in said state and in said county to take acknowledgments, on this 11th day of May, 19 70, personally appeared John Getgood and Harvey W. Thompson, whose names as vice president and assistant secretary, respectively, of Phillips Petroleum Company, a corporation, are signed to the foregoing instrument and personally known to me and known to me to be such officers and who being by me duly sworn, did say that they are such officers on behalf of such corporation and that said instrument is executed on behalf of such corporation, that the seal affixed to said instrument is the corporate seal of said corporation, that said instrument was signed and sealed in behalf of such corporation by authority of its Board of Directors and by the authority of the bylaws of said corporation and the authorization of said corporation, and said persons, being informed of the contents of said instrument, duly acknowledged the execution of said instrument as such officers as their free and voluntary acts and deeds and the free and voluntary act and deed of such corporation for the uses, purposes and consideration therein stated and declared that the statements therein contained are true; and I do so certify. . .

Loleta Evans
Notary Public
Bartlesville, Oklahoma

My Commission Expires September 3, 1973

My commission expires:

The actual consideration for this transfer or value of property (whichever is greater) is $33,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Agent

Sworn to and subscribed before me this 25th day of May, 1970.

Notary Public

My commission expires Oct. 24, 1971

LARRY E. CASTLEMAN NOTARY PUBLIC DAVIDSON COUNTY

A 7 8 6 3 9

IDENTIF. REFERENCE

MAY 26 12 24 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX

C-215714