THIS INSTRUMENT WAS PREPARED BY

Hilton Dossed, Attorney
NASHVILLE, TENNESSEE

BOOK 4430 PAGE 913

ADDRESS NEW OWNER AS FOLLOWS: SEND TAX BILLS TO: MAP-PARCEL NOS.

Harlon J. Kimbro
2200 Clifton Road
Nashville, Tennessee

Same

Map. 119-5-
Par. 9
Map. 147-12
Par. 51
PW

Map 60-15
Par. 52
Map. 81-7
Par. 205
Map. 82-16
Par. 36.3
Map. 92-11
Par. 24

IDENTIF. REFERENCE

JUL 13 2 59 PM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

A83469

FOR AND IN CONSIDERATION of the sum of One Dollar and other good and valuable considerations, including the sale by E. S. Oakley and the purchase by Harlon J. Kimbro of the former's interest in a partnership known as Kimbro-Oakley Company (also sometimes known as Kimbro-Oakley Oil Co.), and as a part of the dissolution of said partnership, I, E. S. Oakley, individually, and as a partner in said partnership, have bargained and sold and by these presents do transfer and convey to Harlon J. Kimbro my entire interest, of whatsoever kind or nature, in and to the following described property in Davidson County, Tennessee:

TRACT NO. I:

Being Lot No. 27 on the Plan of W. W. Totten's Addition to East Nashville, as of record in Book 57, Page 22, Register's Office for said County.

Said Lot No. 27 fronts 80 feet on the westerly side of South 10th Street and extends back 107.5 feet, more or less, on the northerly line and 63 1/2 feet on the southerly line with the northerly margin of Shelby Street to the easterly line of lot No. 26, measuring 66 3/4 feet, more or less, thereon.

Being the same property conveyed to Harlon J. Kimbro and E. S. Oakley by deed of record in Book 4398, Page 517, R.O.D.C., Tenn.

TRACT NO. II:

Land in Davidson County, Tennessee, being part of Lot No. 59 as shown on the map of Capitol View Subdivision as of record in Book 974, pages 52 and 53, Register's Office for Davidson County, Tennessee, and being also Lots Nos. 11, 12 and 13 on the unrecorded plan of a re-subdivision of part of Lot 59 of Capitol View Subdivision, described according to a survey thereof made by James A. Hamilton, Jr., Surveyor, dated December 9, 1954, as follows:

Beginning at a point in the easterly margin of Dickerson Pike, said point being the southeast corner of the intersection of Dickerson Pike and Lorraine Avenue; thence with the southerly margin of Lorraine Avenue South 77° 22' East 87 feet to a point, said point being the Southwest corner of the intersection of Lorraine Avenue and Brunswick Avenue; thence with the westerly margin of Brunswick Avenue South 5° 36' West 184.4 feet to a point, a common corner of Lots Nos. 10 and 11 on said unrecorded plan; thence with the line between Lots Nos. 10 and 11 on said unrecorded plan; South 77° 15' East 110 feet to a point in the easterly margin of Dickerson Pike, a common corner of Lots Nos. 10 and 11 on said unrecorded plan; thence with the easterly margin of Dickerson Pike, North 12° 45' East 181.7 feet to the point of beginning.

Being the same property conveyed to Harlon J. Kimbro and E. S. Oakley by deed of record in Book 4090, Page 39, R.O.D.C., Tenn.

TRACT NO. III:

A parcel of land in the 6th Civil District of Davidson County, Tennessee, which is shown as an unnumbered tract on the Plan of Whispering Hills, Section V, as of record in Book 3300, Page 11, Register's Office for said County, and described according to a copy of a survey thereof made in October, 1961, by Wm. Collier Parrish Associates, as follows:

Beginning at a concrete monument in the westerly right of way (40 feet from center line) of the Nolensville Road and the northerly right of way of Northcrest Drive; thence with the northerly right of way of said Northcrest Drive as follows:

south 62° 12' west 10 feet to a point which is 0.15 feet northerly from a concrete witness monument; thence with a curve in said right of way, radius 25.95 feet, southwesterly 41.41 feet to a concrete monument at the end of curve; thence with a curve to the right, radius 223.90 feet, westerly 136.25 feet to a concrete monument at the end of the curve; thence north 81° 30' west 112.47 feet to an iron stake in the said right of way and at southwest corner of said parcel; thence leaving Northcrest Drive, north 30° 40' west, 68.34 feet to an iron stake at the northwest corner of said parcel; thence north 56° 50' east 250 feet to a concrete monument on the westerly right of way of Nolensville Road; thence with said right of way, southerly with a curve (radius 2646.0 feet) to the right, 175.88 feet to the point of beginning.

Being the same property acquired by The American Oil Company from S.P.D. of Tennessee, Inc., by deed dated November 14, 1961, recorded in the Register's Office, Davidson County, Tennessee, in Book 3316, Page 117.

LESS AND EXCEPT a portion of the above described property acquired by the State of Tennessee by Final Judgment in Case No. A-316, 6th Circuit Court of Davidson County, Tennessee, The State of Tennessee, et al, Petitioner vs. American Oil Company, et al, Defendants, more particularly described as follows:

Beginning at a point in the condemnee's Northeast corner and runs with the present West Right of Way Line of Nolensville Road Southerly 175 feet to a point; thence in a Southwesterly direction with said Right of Way Line 10 feet to a point; thence with the margin of Northcrest Drive on a curve to the right 55 feet to a point; thence with a curve to the left having a radius of 31 feet an arc distance of 51 feet to a point; thence with a line which is West of and at all points 64 feet from the Centerline of present State Route #11 in Northerly direction 164 feet to a point in the condemnee's North boundary line; thence with said boundary line North 62 degrees 51 minutes East, 24 feet to the point of beginning, containing 0.10 acres, more or less, and being a part of the same land conveyed to the American Oil Company, a Maryland Corporation, by deed from S.P.D. of Tennessee, Inc., as of record in Book 3316, page 117, Register's Office Davidson County, Tennessee.

Subject to slope and drainage easements acquired by The State of Tennessee by said Final Judgment, more particularly described as follows:

There is also hereby condemned an easement for a slope lying West of and adjacent to the above described Right of Way, as shown on the plans, containing 470 square feet, more or less, and more particularly described as follows:

Beginning at the northwest corner of the above described parcel; thence with a line which is west of and at all points 64 feet from the centerline of present State Route #11 in a southeasterly direction 164 feet to a point of compound curvature 64 feet to the left of Station 321 + 61; thence with a curve to the right with a radius of 31 feet an arc distance of 51 feet, more or less, to the North line of Northcrest Drive; thence with a curve to the left of radius 31 feet, more or less, an arc distance of 51 feet, more or less, to a point; thence northwest to a point 66 feet, more or less, to the left of Station 322 + 00; thence to a point 68 feet, more or less, to the left of Station 322 + 50; thence to a point 66 feet, more or less to the left of Station 323 + 00; thence to a point in American Oil Company's north line 67 feet, more or less, to the left of the centerline survey; thence with said north line north 62 degrees 51 minutes east 3 feet, more or less, to the point of beginning.

There is also hereby condemned an easement for drainage located west of and adjacent to the southerly end of the above described Right of Way, as shown on the plans, containing 525 square feet, more or less.

Being the same property conveyed to Harlon J. Kimbro and E. S. Oakley, co-partners d/b/a Kimbro-Oakley Oil Co., by deed of record in Book 4388, Page 189, R.O.D.C., Tenn.

TRACT NO. IV:

Land in Davidson County, Tennessee, being Lots Nos. 24 and 25 on the Map of W. M. Butler's Subdivision, of record in Book 57, page 98, Register's Office for said County. Said lots adjoin and front together 100 feet on the easterly side of 18th Avenue North and run back between parallel lines, Lot No. 25 running back along the southerly margin of Clay Street, 145.6 feet to an alley.

Being the same property conveyed to Harlon J. Kimbro and E. S. Oakley by deed of record in Book 4386, Page 849, R.O.D.C., Tenn.

TRACT NO. V:

Being Lot No. 531 and the southerly half of Lot 532 on the Plan of Grandview Heights Addition, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee.

Said Lot No. 531 and part of Lot 532 front together 75 feet on the west side of Nolensville Road, formerly Cherry Street extended, and run back between parallel lines 150 feet to an alley, less the following described property:

Beginning at a point approximately Survey Station 541+15 on the State of Tennessee relocated Nolensville Pike, which point is the southeast corner of Lot No. 531 on the Plan of Grandview Heights Addition to the City of Nashville, Tennessee, as of record in Book 161, pages 14 and 15, Register's Office for Davidson County, Tennessee; thence northwardly along the easterly line of Lot 531 and the south half of Lot 532 which line is also the westerly right-of-way line of the Nolensville Pike as presently laid out, seventy-five (75) feet, more or less, to the southerly right-of-way line of Melrose Avenue; thence westerly along the southerly right-of-way line of Melrose Avenue eighteen and seven tenths (18.7) feet; thence in a southeasterly direction around an arc of an eighteen (18) foot radius, twenty eight and twenty eight hundredths (28.28) feet to a point, which point is nine tenths (0.9) of a foot westerly from the easterly property line of the Dickens property; thence in a southerly direction fifty-six (56) feet to the southerly property line of the Dickens property (also the southerly line of lot No. 531); thence in an easterly direction one and four tenths (1.4) feet to the point of beginning.

Being the same property conveyed to H. J. Kimbro and E. S. Oakley doing business as Kimbro-Oakley Co., by deed of record in Book 4415, Page 307, R.O.D.C., Tenn.

TRACT NO. VI:

A parcel of land in the 4th Civil District of Davidson County, Tennessee, and in the town of Lakewood, described as follows:

Beginning at a point in the northwest corner of the intersection of Old Hickory Boulevard and

Pitts Avenue; thence northwesterly along the southwesterly margin of Old Hickory Boulevard 205 feet to a point; thence southwesterly 35 feet to a point 15 feet from the center line of the L. & N. Railroad track; thence southeasterly 15 feet from and parallel to said L. & N. Railroad track 205 feet to the northwesterly margin of Pitts Avenue; thence northeasterly along the said margin of Pitts Avenue 35 feet to the point of beginning, containing 0.165 acres, more or less.

Being the same property conveyed to Harlon J. Kimbro and E. S. Oakley by deed of record in Book 4415, Page 280, R.O.D.C., Tenn.

TRACT NO. VII:

A parcel of land in Lakewood, Davidson County, Tennessee, described as follows:

BEGINNING at a point on the east margin of a road known as Country Club Road, being the road leading to the Old Hickory Country Club from the southwesterly margin of Old Hickory Boulevard; said point being the point of intersection of a line 20 feet northeast of and parallel to the center line of the Tennessee Central Railway Company main line and the easterly margin of said road; thence southeasterly a distance of 500 feet with a line 20 feet northeasterly from and parallel to the center line of said main line track to a point; thence at right angles and in a northerly direction 30 feet to the grantor's north right-of way line; thence in a northwesterly direction and with a line 50 feet from and parallel to the center line of said Main track 500 feet, more or less, to the easterly margin of said Country Club Road; thence with the same southerly 30 feet,more or less, to the point of beginning and containing .344 acres, more or less.

Being the same property conveyed to Harlon J. Kimbro and E. S. Oakley by deed of record in Book 4415, Page 276, R.O.D.C., Tenn.

TRACT NO. VIII:

Beginning at a point in the northerly margin of Clifton Pike, 186 feet westerly from the northwest line of 21st Avenue, North, formerly Cooper Street; thence in a northerly direction 212.5 feet; thence on a line, parallel with

Clifton Pike, a distance of 150.08 feet to a point in the northwest boundary of the land conveyed to the Tennessee Property Company, by deed from J. W. Thomas, Jr., et al, of record in Book 326, Page 459, Register's Office for said County; thence in a southerly direction with said last mentioned line, a distance of 212.5 feet to a point in the said northerly line of Clifton Pike; thence in an easterly direction along said line of Pike, 150.08 feet to the point of beginning.

Being the same property conveyed to Harlon J. Kimbro and E. S. Oakley, co-partners, d/b/a Kimbro-Oakley Oil Co. by deed of record in Book 4340, Page 870, R.O.D.C., Tenn.

TRACT NO. IX:

Beginning at a point in the northerly margin of Clifton Pike, 336.08 feet westwardly from the northwest line of 21st Avenue North, formerly Cooper Street; the southwest corner of a parcel of land conveyed to Pan-Am Southern Corporation, by The Tennessee Property Company, by deed dated June 1, 1954; thence in a northerly direction along the northwesterly boundary of said property conveyed by The Tennessee Property Company, 212.5 feet to a point; thence in a northwesterly direction along a line parallel with Clifton Pike, a distance of 32.92 feet to a point; thence in a southwesterly direction along a line parallel with the main track of the N C & St. L Railway, a distance of 178.16 feet to a point; thence in a southerly direction on a line at right angles with Clifton Pike, a distance of 29.52 feet to a point which is north of and 48.69 feet distant from the northerly line of Clifton Pike; thence in a southwesterly direction along a line parallel with said Railway's main track, a distance of 64.14 feet to a point in the northerly line of Clifton Pike; thence in a easterly direction along said line of Pike, a distance of 191.75 feet to the point of beginning.

Being the same property conveyed to Harlon J. Kimbro and E. S. Oakley, co-partners, d/b/a Kimbro-Oakley Oil Co. by deed of record in Book 4340, Page 870, R.O.D.C., Tenn.

This conveyance is made subject to the vendors' liens set forth in the deeds of acquisition and the lien of a Deed of

Trust of record in Book 4398, Page 517, Register's Office Davidson County, Tennessee, all of which are assumed by the grantee, and subject to restrictions and easements of record and 1970 taxes which are assumed by the grantee.

TO HAVE AND TO HOLD the said real estate with the appurtenances, estate, title and interest thereto belonging to the said Harlon J. Kimbro, his heirs and assigns forever.

I covenant that I am lawfully seized and possessed of said interest in said real estate in fee simple, have a good right to convey it and the same is unencumbered except as related above.

I further covenant and bind myself, my heirs and representatives to warrant and forever defend the title to said real estate to the said Harlon J. Kimbro, his heirs and assigns, against the lawful claims of all persons claiming through me.

Mary E. Oakley, wife of E. S. Oakley, joins herein to convey any marital interest and for no other purpose.

E. S. Oakley

Mary E. Oakley

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named E. S. Oakley and Mary E. Oakley, 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 13th day of July, 1970.

Margaret M. Thomas
Notary Public

My Commission Expires: May 1, 1974

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $40,000.00.

_____

Sworn to and subscribed before me, this the 13th day of July, 1970.

Margaret M. Thomas
Notary Public

My Commission Expires:

May 1, 1974

JUL 13 70 CONV 40,000.00
JUL 13 70 S'TAX A* 104.00
JUL 13 70 PR'FEE A* .50
JUL 13 70 W'DEED A* 13.50 * 118.00