WARRANTY DEED

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ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
American Oil Company (NAME)	Same as new owner (NAME)	108
P. O. Box 5077 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	10
Atlanta, Georgia 30302 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of SIXTY-ONE THOUSAND FIVE HUNDRED AND NO/100 ($61,500.00)----------*DOLLARS* cash in hand paid, receipt of which is hereby acknowledged, and the property conveyed to The American Oil Company by deed from William Albert Smith and wife, Mattie Pearl Smith, of record in Book _____, page _____, Register's Office for Davidson County, Tennessee, the said property being conveyed to William Albert Smith and wife, Mattie Pearl Smith, by deed of record in Book 2335, page 34, Register's Office for Davidson County, Tennessee.

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

We, Toney Kriatsas and wife, Maxine D. Kriatsas, *have bargained and sold, and by these presents do transfer and convey unto the said* The American Oil Company, its successors ~~heirs~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Donelson Pike Commercial Subdivision, Section I, as of record in Book 4350, page 89, Register's Office for said County, and described according to a survey made by Alley & Brown, Revised Feb. 24, 1970, as follows:

Beginning at a point in the southeast intersection of Donelson Pike and a proposed road; thence with the margin of said Road, north 86° 06' east 24.20 feet to the beginning of a curve; thence along said curve, 278.68 feet to an iron pin; thence leaving said Road, south 13° 21' west 128.84 feet to an iron pin; thence south 85° 39' west 209.57 feet to an iron pin; thence north 4° 21' west 61.50 feet to an iron pin; thence south 85° 39' west 44 feet to an iron pin in the easterly margin of Donelson Pike; thence with the same, as follows: North 14° 21' west 34.55 feet to an iron pin; thence north 3° 54' west 71.17 feet to the point of beginning.

Being part of the property conveyed to Toney Kriatsas as devisee under the will of Harry Kriatsas, deceased, whose will is of record in Will Book 85, page 313, County Court Clerk's Office for Davidson County, Tennessee.

The above described property is conveyed subject to the restrictions of record in Book 4339, page 881, Register's Office for Davidson County, Tennessee, and subject to the easements and other restrictions as shown on the Plat of record in Book 4350, page 89, Register's Office for Davidson County, Tennessee.

(Continued)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $103,000.00

Subscribed and sworn to before me, this the 29th day of July, 19 70

Closing Agent — Affiant

My commission expires: July 28, 1973 (Affix Seal)

Notary Public

The above described property is conveyed subject to any portion of the premises embraced within the bounds of Donelson Pike and a proposed road at the southeasterly intersection as shown on the recorded Plan of record in Book 4350, page 89, Register's Office for Davidson County, 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 The American Oil Company, its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* The American 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 1970 taxes which are prorated and are assumed by the Grantee.

And we, Toney Kriatsas and wife, Maxine D. Kriatsas, *do further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to the said land to the said* The American Oil Company, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 29th *day of* July, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Toney Kriatsas

Maxine D. Kriatsas

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Toney Kriatsas and wife, Maxine D. Kriatsas,

*the bargainor*s, *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* 29th *day of* July, *19* 70.

L. D. Richards, *Notary Public.*

Commission Expires April 24, 1974.

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.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*.....*of the* ....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in....., *this*.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

TONEY KRIATSAS, ET UX

TO

THE AMERICAN OIL COMPANY

A 8 5 3 2 5

IDENTIF. REFERENCE

JUL 30 12 23 PM '70

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

JUL 30° CONV 90,000.00
JUL 30° CONV 13,000.00
JUL 30° STAX A* 267.80
JUL 30° RCPTFEE A* .50
JUL 30° RCRDFEE A* 6.00
* 274.30

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE

PEDIGO & SAINDON

REGISTERS OFFICE
PLEASE PUT IN TENN. TITLE CO. BOX
G-215220