~~Ad~~ TAXES & Buyer
SHELL OIL Co.
10 SOUTH RIVERSIDE PLAZA
CHICAGO, ILL.

Map 119-10
Pa. 173
PW

WARRANTY DEED

BOOK 4506 PAGE 831

THIS IS A DEED dated June 1, 1971 by LINNIE A. HARRIS, a widow and not remarried, of 1916 8th Avenue South in Nashville, Tennessee (herein called "Grantor"), to SHELL OIL COMPANY, a Delaware corporation with offices at 10 South Riverside Plaza, in Chicago, Illinois (herein called "Grantee").

GRANTOR, for good and valuable consideration received, hereby grants, bargains, sells and conveys to Grantee the following described premises situated in Nashville, County of Davidson, State of Tennessee:

> Being Lot No. 1 on the plan of Mashburn Heights, as of record in Book 1835, Page 1, Recorders Office Davidson County, Tennessee, beginning at a concrete monument on the west margin of Mashburn Road at the southeast corner Lot No. 3 of "Mashburn Heights"; thence with a line between Lot 3 and Lot 1 said subdivision South 85° 52' West, 229.25 feet to a concrete monument at the northwest corner Lot No. 1; thence South 00°02' East 152.20' feet (being the common lot line of Lots 1 and 2) to an iron stake on the northerly margin of Thompson Lane; thence with the northerly margin of Thompson Lane with a curve to the left Radius (2814.80 feet) 218.34 feet to a concrete monument at the beginning of a short radius curve; thence to the left with said curve (Radius 25.05 feet) 39.39 feet to a concrete monument on the westerly margin of Mashburn Road; thence with the westerly margin of Mashburn Road North 5°18' West 131.00 feet to the point of beginning and containing 36,594 square feet or 0.840 Acres, subject to an easement for public utilities as recorded in Book 1835, Page 1, Recorders Office Davidson County, Tennessee,

together with all easements, rights, privileges and appurtenances thereto, all buildings, land improvements and personal property thereon, and all of Grantor's right, title and interest (if any) in all public ways adjoining the premises;

TO HAVE AND TO HOLD the same unto Grantee and Grantee's successors and assigns forever.

GRANTOR covenants with Grantee that: (1) Grantor is seized of the Premises in fee simple and has good right to convey the same; (2) Grantee shall quietly enjoy the premises; (3) the premises are free from all encumbrances, except real estate taxes for 1971 and thereafter; (4) Grantor will execute or procure any necessary further assurances of title; and (5) Grantor will forever warrant and defend the title to the Premises against the claims of all persons whomsoever. These covenants are joint and several, shall bind Grantor's heirs, administrators, executors, successors and assigns, and shall inure to the benefit of Grantee's successors and assigns.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $23500.00

Subscribed and sworn to before me, this the 1st day of June 1971

My commission expires: My Commission Expires May 4, 1975

(Affix Seal)

Affiant

Notary Public

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GRANTOR covenants that, so long as the premises hereby conveyed, or any part thereof, shall be used for any of the purposes of advertising, storing, selling and distributing petroleum products, and, in any event, during the period of twenty (20) years after the date of this Deed: (a) no petroleum products whatsoever shall be advertised, stored, sold or distributed on or from the following described premises now owned by Grantor, which adjoins the hereinabove conveyed premises on the West, or any part thereof; and (b) no structure shall be erected or placed on those premises within thirty (30) feet from the southerly line of those premises along the public way of Thompson Lane:

> Beginning at a concrete monument in the north margin of Thompson Lane at the southwest corner of Lot No. 2 and the southeast corner of "Hidden Acres" Subdivision; thence northerly 216.8 feet to a point which is the northwest corner of Lot No. 2; thence southeasterly 224 feet to a point which is the northeast corner of Lot No. 2 and the northwest corner of Lot No. 1; thence along the east line of Lot No. 2 and the west line of Lot No. 1 southerly 152.2 feet to the north margin of Thompson Lane; thence with the margin of the same, westerly 225 feet to the point of beginning.

Grantee's waiver of any breach of either of these covenants shall not constitute a waiver of either of them or of any subsequent breach hereof. These covenants shall run with the land, shall bind Grantor's heirs, administrators, executors, successors and assigns, and shall inure to the benefit of Grantee's successors and assigns.

EXECUTED by Grantor as of the date first herein specified.

WITNESSES:

L. L. Harris, Jr.

Linnie A. Harris (Seal)
LINNIE A. HARRIS

This Instrument was prepared under the supervision of
R. H. HAHN, a representative of SHELL OIL COMPANY,
10 South Riverside Plaza, Chicago, Illinois

JUN-2F CONV 73,500.00
JUN-2F S'TAX A* 191.10
JUN-2F PR'FEE A* .50
JUN-2F W'DEED A* 3.00 * 194.60

STATE OF TENNESSEE)
) SS:
COUNTY OF DAVIDSON)

On this 1st day of June, 1971, before me, in said State, personally appeared LINNIE A. HARRIS, a widow and not remarried, to me personally known and known to me to be the same person described in and who executed the foregoing instrument, and acknowledged to me that she executed the same as her free and voluntary act and deed, for the uses, purposes, and consideration therein expressed.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the aforesaid day and year.

My Commission expires:

My Commission Expires May 4, 1975

Raymond H. Darrow
Notary Public

RAYMOND H. DARROW NOTARY PUBLIC DAVIDSON COUNTY, TENN.