323524 RUSH

This instrument prepared by:
Thomas E. Watts, Jr.
1406 Nashville Bank & Trust
Nashville, Tennessee 37201

T
IDENTIF. REFERENCE

JUL 20 8 55 AM '71
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 5[illegible]

[illegible]
AFFIANT

Subscribed and sworn to before me, this 19th day of July 1971.

Raymond H. Dawson
NOTARY PUBLIC

MY COMMISSION EXPIRES:

BOOK 4521 PAGE 501

My Commission Expires May 4, 1975

Address New Owner as follows:

Humble Oil & Refining Company
P. O. Box 367
Memphis, Tennessee 38101

Send Tax Bills to:

Humble Oil & Refining Co.
Property Tax Section
P. O. Box 61812
New Orleans, Louisiana 70160

Map-Parcel Numbers
Ms. 73-9
Pc. 162, 163, 164, 165, 166

D E E D

THIS DEED WITNESSETH, that

WHEREAS title to certain land in Davidson County, Tennessee, namely Lots 18 and 20 of McNairy's Plan of West Nashville Lots, as more fully hereinafter described, and the westerly parts of Lot 28, in McNairy's Plan of West Nashville Lots, as more fully hereinafter described, was vested in John C. Tune by virtue of a Warranty Deed, of record in the Register's office of Davidson County, Tennessee at Book 2493, at page 213, with respect to said lots 18 and 20, and by an Installment Deed of record in said Office in Book 3884 at page 69, with respect to the westerly half of lot 28; and

WHEREAS title to lot 26 and the easterly part of lot 28 of McNairy's Plan of West Nashville Lots, as more fully hereinafter described, was vested in Nashville Motors, Inc., a Tennessee corporation (hereinafter sometimes called "Nashville Motors") by virtue of an Installment Deed of record in Book 3035 at page 236, RODCT; and

WHEREAS, on March 24, 1969, Edward T. Steele, K. Harlan Dodson, Jr. and Raymond Bottoms were all of the directors of Nashville Motors; and

WHEREAS, the Third National Bank in Nashville was appointed Conservator of the estate of John C. Tune, by order of the Probate Court for Davidson County, Tennessee on January 6, 1967, said Order being of record in Minute Book 197 at page 232 of the Minutes of said Court; and

WHEREAS, the Third National Bank, as Conservator of the estate of John C. Tune, voted on March 24, 1969, to dissolve Nashville Motors, to surrender the corporate charter and to transfer all of the assets of said corporation to said Third National Bank as Conservator of the estate of John C. Tune, and said surrender of corporate charter was filed on June 30, 1969, in the office of the Secretary of State of the State of Tennessee, but no deed was ever prepared or put to record, transferring the described real estate, to wit, Lot 26 and the easterly part of Lot 28, out of the name of Nashville Motors, and into the name of John C. Tune; and

WHEREAS, the Third National Bank, as Conservator of the estate of John C. Tune has heretofore, on July 23, 1970, obtained an Order from the Probate Court of Davidson County, Tennessee, of record in Minute Book 213 at page 340 in the office of the Clerk of the said Court, and allowing the said Conservator to acquire the property located between the parcels presently owned by Mr. Tune in the 1100 block on Broad Street for a sum not to exceed $135,000.00 and thereafter to convey the entire one-half block to Humble Oil and Refining Company for a consideration of $510,000.00, said one-half block consisting of Lots 18, 20, 22, 24, 26, and 28 on the plan of McNairy's West Nashville Lots; and

WHEREAS, in order to avoid unnecessary conveyances of the described real estate now titled in the name of Nashville Motors, Inc., namely Lot 26 and the easterly half of Lot 28 on the said plan of McNairy's West Nashville Lots, the undersigned officer of Third National Bank in Nashville executes this Deed in two capacities, first as director of Nashville Motors, Inc. at the time of the dissolution of that corporation on June 30, 1970, and second, as Conservator of the estate of John C. Tune, owner of lots 18 and 20

and the westerly half of Lot 28 of the said Plan of McNairy's West Nashville Lots;

NOW THEREFORE, these presents WITNESSETH:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Third National Bank in Nashville, a national banking corporation, as Conservator of the estate of John C. Tune, the sole shareholder of Nashville Motors, Inc., has bargained and sold and by these presents does transfer and convey, and Edward T. Steele, K. Harlan Dodson, Jr. and Raymond Bottoms, directors of Nashville Motors, Inc. do convey, unto HUMBLE OIL & REFINING COMPANY, a Delaware corporation, its successors and assigns, those certain tracts or parcels of land in Davidson County, Tennessee, described as follows, to wit:

Three tracts of land in Davidson County, Tennessee, described as follows:

TRACT NUMBER 1:
Being lot No. 22 on the plan of McNairy's West Nashville Lots, as of record in book 9, pages 322 and 323, Register's Office for said County and in Minute Book C, pages 136 and 137, Chancery Court at Nashville, being described as to parcels according to Metro Property Mapping.

Beginning at a point in the south margin of Broadway, 101.90 feet from the west margin of 11th Avenue: thence south 30° 44' east, 169.0 feet to a point in the north margin of a dedicated alley; thence along said alley south 59° 09' west, 50.55 feet to a point; thence north 30° 44' west, 169.0 feet to the south margin of Broadway; thence north 59° 09' east, 50.55 feet to the point of beginning, containing an area of 0.196 acres.

Said property was devised to Commerce Union Bank of Nashville, Tennessee and Frances K. Casparis, Co-Trustees, by will of Horton R. Casparis, deceased, of record in will Book 58, page 398, County Court for said County.

TRACT NUMBER 2:
Being lots Nos. 18, 20, and lot No. 26 and part of lot 28, on the plan of McNairy's West Nashville Lots, as of record in book 9, pages 322 and 323, Register's Office for said County, and in Minute Book C, pages 136 and 137, Chancery Court at Nashville, being described as to parcels according to Metro Property Mapping:

Parcel 166-Lots Nos. 18 and 20: Beginning at a point in the south margin of Broadway and the west margin of 11th Avenue

South; thence along the margin of 11th Avenue South 30° 44' east, 169.0 feet to the north margin of a dedicated alley; thence along said alley south 59° 09' west; 101.90 feet; thence north 30° 44' west, 169.0 feet to a point in the south margin of Broadway; thence north 59° 09' east, 101.90 feet to the point of beginning, containing 0.394 acres.

Being the same property conveyed to John C. Tune, by deed from John H. Cheek and wife, of record in book 2493, page 213, said Register's Office.

Parcel 163-Lot No. 26: Beginning at a point in the south margin of Broadway, 202.45 feet from the west margin of 11th Avenue; thence south 30° 44' east, 169.0 feet to a point in the north margin of a dedicated alley; thence along said alley south 59° 09' west, 51.32 feet; thence north 30° 36' west, 169.0 feet to the south margin of Broadway; thence north 59° 09' east, 50.93 feet to the point of beginning containing an area of 0.200 acres.

Parcel 162-Part of Lot No. 28: Beginning at a point in the south margin of Broadway, 253.38 feet from the west margin of 11th Avenue; thence south 30°36' east, 169.0 feet to a point in the north margin of a dedicated alley; thence along said alley south 59° 09' west, 25.0 feet to a point; thence north 30° 36' west, 169.0 feet to the south margin of Broadway; thence north 59° 09' east, 25.0 feet to the point of beginning, containing an area of 0.097 acres.

Said property as to lot 26 and part of lot 28 was conveyed to Nashville Motors, Inc., a Tennessee Corporation, by deed from Commerce Realty Company, Inc., of record in book 3035, page 236, Register's Office for said County.

Parcel 161-Part of Lot No. 28: Beginning at a point in south margin of Broadway, 278.38 feet from the west margin of 11th Avenue; thence south 30° 36' east, 169.0 feet to a point in the north margin of a dedicated alley; thence along said alley south 59° 09' west, 25.0 feet to the east margin of 12th Avenue north 30° 36' west, 169.0 feet to the south margin of Broadway; thence along 12th Avenue north 59° 09' east, 25.0 feet to the point of beginning, containing an area of 0.097 acres.

Being the same property conveyed to John C. Tune, by deed from Ernest Howard Weiss, of record in book 3884, page 59, said Register's Office.

TRACT NUMBER 3:
Being lot No. 24, on the plan of McNairy's West Nashville Lots, as of record in book 9, pages 322 and 323, Register's Office for said County, and in Minute Book C, pages 136 and 137, Chancery Court at Nashville, being described as to parcels according to Metro Property Mapping.

Parcel 164-Lot 24: Beginning at a point in the south margin of Broadway, 152.45 feet from the west margin of 11th Avenue; thence south 30° 44' east, 169.0 feet to a point in the north margin of a dedicated alley; thence along said alley south 59° 09' west 50.0 feet to a point; thence north 30° 44' west, 169.0 feet to the south margin of Broadway; thence 59° 09' east, 50.0 feet to the point of beginning, containing an area of 0.194 acres.

Being the same property conveyed to John R. Ozier and wife, Mildred C. Ozier, by deed from Ozier Corporation, of record in book 4494, page 565, Register's Office for said County.

TRACT NUMBER 1 is the same property which was subsequently conveyed to Third National Bank in Nashville, as Conservator of the estate of John C. Tune, by deed from Commerce Union Bank and Frances K. Casparis, Co-Trustees, said deed being of record in Book 4521, at page 498, R.O.D.C.T.

TRACT NUMBER 3 is the same property which was subsequently conveyed to Third National Bank in Nashville, as Conservator of the estate of John C. Tune, by deed from John Ozier and wife, Mildred C. Ozier, of record in book 4521, page 496; said Register's Office.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Humble Oil & Refining Company, its successors and assigns, forever;

And the said Conservator does covenant with Humble Oil and Refining Company that it is lawfully seized and possessed of Tracts 1 and 3 of the said land in fee simple, has a good right to convey it, and the same is unencumbered except for 1971 taxes to be prorated as of the date of the deed.

And the said Conservator, and the grantors Edward T. Steele, K. Harlan Dodson, Jr. and Raymond Bottoms, do further covenant with Humble Oil and Refining Company that the said John C. Tune, individually and as sole shareholder of Nashville motors, Inc., a Tennessee corporation which has heretofore surrendered its charter, is lawfully seized and possessed of Tract 2 of the said land, in fee simple, has a good right to convey it, and the same is unencumbered except for 1971 taxes to be prorated as of the date of the deed.

And the undersigned Third National Bank in Nashville, as Conservator for the said John C. Tune, and Edward T. Steele, K. Harlan Dodson, Jr., and Raymond Bottoms, as directors of Nashville Motors, Inc., do further convenant and bind the said John C. Tune, his heirs and representatives, and Nashville Motors, Inc., its successors and assigns, to warrant and forever defend the title to the said land to the said Humble Oil and Refining Company, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands this 16th day of July 1971.

THIRD NATIONAL BANK IN NASHVILLE, as
Conservator of the estate of John C. Tune,

ATTEST:

By: Edward T. Steele
EDWARD T. STEELE, Trust Officer

Hampton J. Davis
Asst. Trust Officer

NASHVILLE MOTORS, INC.

By: Edward T. Steele
EDWARD T. STEELE, Director

K. HARLAN DODSON, JR., Director

Raymond Bottoms
RAYMOND BOTTOMS, Director

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Earline Fann of the State and County aforesaid, personally appeared EDWARD T. STEELE, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Trust Officer of the Third National Bank in Nashville, Conservator for the estate of the within named John C. Tune, said Conservator being a corporation, and that he as such Trust Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself, as Trust Officer.

Witness my hand and seal at office in Nashville, Davidson County, Tennessee, this 16th day of July, 1971.

Earline Fann
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 10, 1972

EARLINE FANN NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Earline Fann of the State and County aforesaid, personally appeared EDWARD T. STEELE, with whom I am personally acquainted, and who, upon oath, acknowledged himself to have been a Director of Nashville Motors, Inc., a Tennessee Corporation, and that he, as such director, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Director.

Witness my hand and seal at office in Nashville, Davidson County, Tennessee, this 16th day of July, 1971.

Earline Fann
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 10, 1972

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me Mrs. John Nanne of the State and County aforesaid, personally appeared K. HARLAN DODSON, JR. with whom I am personally acquainted, and who, upon oath, acknowledged himself to have been a Director of Nashville Motors, Inc., a Tennessee corporation, and that he, as such director, being authorized to do so executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Director.

Witness my hand and seal at office in Nashville, Davidson County, Tennessee, this 16th day of July, 1971.

Mrs. John Nanne
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 10, 1972

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 4521 PAGE 508

Personally appeared before me Earline Fann of the State and County aforesaid, personally appeared RAYMOND BOTTOMS, with whom I am personally acquainted, and who, upon oath, acknowledged himself to have been a Director of Nashville Motors, Inc., a Tennessee Corporation, and that he, as such director, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Director.

Witness my hand and seal at office in Nashville, Davidson County, Tennessee, this 16th day of July, 1971.

Earline Fann
NOTARY PUBLIC

MY COMMISSION EXPIRES: May 10, 1972

JUL 20	CONV	*	$10,000.00		
JUL 20	S'TAX		A* 1,326.00		
JUL 20	PR'FEE		A* .50		
JUL 20	W'DEED		A* 16.00	*	1,342.50