BOOK 4541 PAGE 977

WARRANTY DEED

This instrument prepared by:
Don L. Smith, Attorney at Law
4th Floor, American Trust Bldg.
Nashville, Tennessee 37201

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Texaco, Inc. (NAME:)	Tax Department Texaco, Inc. (NAME:)	Map. 71-6 Par. 30
135 East 42nd Street (STREET ADDRESS OR ROUTE NUMBER)	135 East 42nd Street (STREET ADDRESS)	P/O 29 Pat
New York, N. Y. 10017 (CITY) (P. O. ZONE) (STATE)	New York, New York 10017 (CITY) (ZONE) (STATE)	

For and in Consideration of the sum of

- One Hundred Fifty-eight Thousand and No/100 ($158,000.00) - - *DOLLARS*

cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged,

OCT-4??	CONV	90,000.00			
OCT-4??	CONV	68,000.00			
OCT-4??S'TAX			A*	410.80	
OCT-4??PR'FEE			A*	.50	
OCT-4??	W'DEED		A*	8.00	* 419.30

MARVIN P. FRIEDMAN, EUGENE PARGH, and GERALD AVERBUCH and Wife, BLOSSOM AVERBUCH,

have bargained and sold, and by these presents do transfer and convey unto the said TEXACO, INC., its successors and assigns, *a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in the 12th Civil District of Davidson County, Tennessee, a portion of which being part of Lot No. 1 on the Map of Partition of the Land of Robert Mills, deceased, of record in Plan Book 161, page 45, Register's Office of said County, and as more particularly described according to the survey of Ernest Medlin, Surveyor, dated March 5, 1971, as follows: Beginning at a point in the southerly margin of West Trinity Lane, said point being marked by an iron pin, and said point being further described as the most northerly northwest corner of Tract No. 1 of property conveyed to Milton Grossman, Trustee, by deed from Gerald Averbuch and wife, Blossom Averbuch, of record in Book 4142, page 918, Register's Office for said County; thence with the westerly line of the said property conveyed to Milton Grossman, Trustee, aforesaid south 4° 13' west 200 feet to an iron pin; thence with the boundary of the said Milton Grossman, Trustee, property north 87° 04' west 200 feet to an iron pin; thence north 4° 13' 20" east 199.54 feet to an iron pin in the southerly margin of West Trinity Lane; thence with said margin south 87° 12' east 200 feet to the point of beginning, containing 39,954 square feet, more or less.

Being part of the property interests in which were conveyed to Marvin P. Friedman by deed from Joe Kraft and I. R. Shulman, Trustees, of record in Book 4133, page 912, said Register's Office, and by deed from Craig Payne and Commerce Union Bank, and James E. Richmond, Executors, et al, of record in Book 4133, page 511, said Register's Office; and being part of

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 158,000.00

Affiant

Subscribed and sworn to before me, this the 7 day of October 19 71

Notary Public

My commission Expires November 13, 1973

the property interest in which were conveyed to Eugene Pargh and to Gerald Averbuch and wife, Blossom Averbuch, by deed from Morris Fred Davis, Executors, et al of record in Book 4106, page 80, said Register's Office, and from Craig Payne and Commerce Union Bank and James E. Richmond, Executors, et al of record in Book 4133, page 511, said Register's Office.

unimproved (X)
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 Texaco, Inc., its successors ~~heirs~~ *and assigns, forever.*

And we *do covenant with the said* Texaco, Inc. *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 for 1971 taxes which are not yet due and payable and for a permanent easement for the overhanging of electric power lines which was granted Metropolitan Government of Nashville, and Davidson County, Tennessee, by instrument of record in Book 4208, Page 424, Register's Office for Davidson County, Tennessee.

And Marvin P. Friedman, Eugene Pargh, and Gerald Averbuch and wife, Blossom Averbuch *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Texaco, Inc., its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 21st *day of* September, *19* 71, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Gerald Averbuch

Blossom Averbuch

Eugene Pargh

Marvin P. Friedman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, *a Notary Public in and for said County and State, the within named* Marvin P. Friedman, Eugene Pargh, and Gerald Averbuch and wife, Blossom Averbuch,

*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* 21st *day of* September, *19* 71.

Bettye B. Pruett *Notary Public.*

Commission Expires 2-4-75

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

MARVIN P. FRIEDMAN, ET AL

TO

TEXACO, INC.

B 329 PAGE 905

IDENTIF. REFERENCE

OCT 4 11 18 AM '71

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

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Compliments of

GUARANTY TITLE

Office of

CHICAGO TITLE INSURANCE COMPANY

American Trust Building

S. W. Cor. Third & Union

NASHVILLE, TENNESSEE