JLF:fmc
12-9-71

BOOK 4562 PAGE 763 Map. 183 Par. 41 pw

THIS INSTRUMENT WAS PREPARED BY:

John L. Fischer, Counsel
Humble Oil & Refining Company
800 Bell Avenue
Houston, Texas 77002

STATE OF TENNESSEE }
COUNTY OF DAVIDSON } KNOW ALL MEN BY THESE PRESENTS: THAT

HUMBLE OIL & REFINING COMPANY, a Delaware corporation, having an office at 800 Bell Avenue, Houston, Texas 77002, hereinafter called "Grantor", for and in consideration of the sum of Twenty-one Thousand Five Hundred Seventy-Five and No/100 Dollars ($21,575.00), cash in hand paid by WILLIAM F. BURTON, JR., TRUSTEE, of 404 James Robertson Parkway, Nashville, Tennessee 37219, hereinafter called "Grantee", the receipt of which is hereby acknowledged, and in further consideration of the execution and delivery by Grantee of that certain Promissory Note of even date herewith in the principal sum of Sixty-Four Thousand Seven Hundred Twenty and No/100 Dollars ($64,720.00), payable to the order of Grantor in five (5) equal annual installments of Twelve Thousand Nine Hundred Forty-Four and No/100 Dollars ($12,944.00) each, plus interest at the rate of Nine Percent (9%) per annum, payment of such Promissory Note being secured by a Deed of Trust of even date herewith from Grantee to Grantor herein, does by these presents grant, bargain, sell and convey, subject to the restrictions and provisions herein set forth, unto the said Grantee, his legal representatives, heirs and assigns, all that certain lot, tract or parcel of land lying and being in the City of Nashville, Davidson County, Tennessee, more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

STATE OF TENNESSEE) The actual consideration or value, whichever is greater, for this transfer is $ 64,720.00
DAVIDSON COUNTY) Subscribed and sworn to before me this the 13th day of December 1971
My commission expires May 4, 1975 (Affix Seal) Notary Public

Tax Bill
Same

William F. Burton, Jr., Trustee
Surplus Property 1104
I-24 & Old Hickory Blvd.
Nashville, Tennessee

This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights of way and easements of record, including the building and zoning ordinances, regulations and restrictions by municipal or other governmental authority applicable to and enforceable against the above-described premises.

Provided, however, that the above-described property, either by itself or in conjunction with other property, shall not be used for the maintenance or operation of an automotive service station or a bulk service station for the sale or storage of petroleum or other automotive products normally associated with such stations for a period of fifteen (15) years from the date hereof which shall constitute a covenant running with the land for the benefit of Grantor and is binding upon Grantee and the legal representatives, heirs and assigns of Grantee during the term thereof.

Ad valorem taxes and special assessments, if any, against the property herein conveyed for the current year shall be prorated between Grantor and Grantee as of the date hereof, and Grantee hereby agrees to assume and pay same.

TO HAVE AND TO HOLD the above-described land, together with the appurtenances, estate, title and interest thereto, unto the said Grantee, his legal representatives, heirs and assigns, forever, subject to the provisions hereof, and in lieu of all warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to said premises unto the said Grantee, his legal representatives, heirs and assigns, against

every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor but not otherwise.

EXECUTED this the 13th day of December, 19 71,
but EFFECTIVE as of the ____ day of _____, 19____.

HUMBLE OIL & REFINING COMPANY

Form Approved
By 14

ATTEST:

By John B. Turner Jr. JB
Vice President

By B. B. Pierce
Assistant Secretary

HUMBLE OIL & REFINING COMPANY CORPORATE SEAL 1959 DELAWARE

STATE OF TEXAS }
COUNTY OF HARRIS }

BOOK 4562 PAGE 766

BEFORE ME, Jacqueline R. Edmundson a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, John K. Turner, Jr. and B. D. Peirce, with whom I am personally acquainted, and who upon oath acknowledged themselves to be the Vice President and Assistant Secretary, respectively of HUMBLE OIL & REFINING COMPANY, the within named bargainor, a Corporation, and Assistant Secretary, respectively of HUMBLE OIL & REFINING COMPANY, the within named bargainor, a Corporation, and that they, as such Vice President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such Vice President and Assistant Secretary.

IN TESTIMONY WHEREOF, I have hereunto set my hand and Notarial Seal at Office in said State and County on this 13th day of December, 1971.

Jacqueline R. Edmundson
Notary Public

My Commission Expires: 6-1-73

JACQUELINE R. EDMUNDSON
Notary Public in and for Harris County, Texas
My Commission Expires 6-1-73

EXHIBIT "A" TO DEED BETWEEN WILLIAM F. BURTON, JR., TRUSTEE, AND HUMBLE OIL & REFINING COMPANY

A tract of land lying in the 6th Civil District, Davidson County, Tennessee, and being more particularly described as follows:

Commence at a concrete monument on the southerly margin of Old Hickory Blvd., said concrete monument being located in the southwest quadrant of Interstate 24 (South) and Old Hickory Blvd., and said concrete monument denoting the end of the control access fence for said Interstate 24;

Thence along the southerly right of way line of said Interstate 24 run N35°30'E for 144.18 feet to a point;

Thence continue along said right of way S82°30'E for 145.52 feet;

Thence along said right of way run S41°56'E for 692.00 feet to the point of beginning;

Thence continue along said right of way line S41°56'E for 1191.28 feet to a point;

Thence leaving said right of way line run S06°38'W for 710.57 feet to a point;

Thence run N84°58'W for 718.52 feet to a point;

Thence run N 05°57'E for 725.72 feet to a point;

Thence run N82°25'W for 173.44 feet to a point;

Thence run N17°53'W for 579.31 feet to a point;

Thence run N82°05'W for 55.00 feet to a point;

Thence follow a curve to the left of radius equal to 233.90 feet for a distance of 80.00 feet;

Thence run N79°44'30"E for 218.40 feet to a point;

Thence run N48°04'E for 160.00 feet to a point;

Contains 22.536 acres, more or less;

Provided, however, that Grantor reserves and excepts from the above-described property an exclusive easement for the purpose of locating thereon a modular identification sign, said easement being more fully described as follows:

Beginning at a point in the southerly margin of I-24, said point being 981.70 feet along said margin of I-24 in an easterly direction from its intersection with the easterly margin of Old Hickory Boulevard, and said point being the Northeast corner of Lot No. 4, Section II, of Duke's Hidden Meadows, as of record in Book 4175, page 143, R.O.D.C.; thence S 48°04'W a distance of 40 feet to a point; thence S 41°56'E, a distance of 30 feet to a point; thence N 48°04'E a distance of 40 feet to a point; thence N 41°56'W a distance of 30 feet to the point of beginning and containing .0028 acres.

This is according to a survey made by Hart-Freeland-Roberts, Inc., dated August 26, 1971.

PAGE 2 TO EXHIBIT "A" TO DEED BETWEEN
WILLIAM F. BURTON, JR., TRUSTEE, AND
HUMBLE OIL & REFINING COMPANY

Further provided, that Grantor reserves and excepts from the property first described above an easement for the purpose of ingress to and egress from the property secondly described above and also for the purpose of locating thereon such power lines or lines as may be needed to serve the aforesaid modular identification sign located on the said property secondly described above, said easement being more fully described as follows:

Beginning at a point in the Southeast corner of Lot No. 4, Section II of Duke's Hidden Meadows as of record in Book 4175, page 143, R.O.D.C., said point being in the northerly margin of proposed Muci Drive; thence along the margin of said Muci Drive on a curve to the right a distance of 20.02 feet to a point; thence N 79° 44.5'E a distance of 224.93 feet to a point; thence N 48° 04' E, a distance of 125.67 feet to a point, said point being on the southerly margin of the proposed Humble Oil Sign Site; thence N 41° 56' W, a distance of 20 feet to a point, said point being in the easterly margin of Lot No. 4; thence S 48° 04' W a distance of 120 feet to a point; thence S 79° 44.5' W, a distance of 218.4 feet to the point of beginning.

Said access easement being 20 feet wide and being located outside of Lot No. 4 and adjacent and parallel to the easterly margin thereof, and extending from the northerly margin of proposed Muci Drive to the proposed sign location, the sign location being adjacent to the southerly margin of Interstate 24.

This is according to a survey made by Hart-Freeland-Roberts, Inc. dated August 26, 1971.

B 4 2 0 4 9

IDENTIF. REFERENCE

DEC 20 1 42 PM '71

FELIX [illegible] II REGISTER
DAVIDSON COUNTY, TENN.

DEC20☐	CONV	86,295.21			
DEC20☐S'TAX			A* 224.38		
DEC20☐PR'FEE			A* .50		
DEC20☐	W'DEED		A* 12.00	*	236.88