JLF:mkk
12/13/71

Map. Co.
Br. Co
PW

This instrument was prepared by:
JOHN L. FISCHER, Counsel
Humble Oil & Refining Company
800 Bell Avenue
Houston, Texas 77002

BOOK 4569 PAGE 784

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-TWO THOUSAND, FIVE HUNDRED AND NO/100 Dollars ($22,500.00) - to it in hand paid by Bobby Sellers and wife, Jacqueline Linneman Sellers, of 301 Twin Hills Drive, Madison, Tennessee 37155, hereinafter called "Grantee", (whether one or more), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto the said Grantee, subject to the reservations, covenants, conditions and restrictions hereinafter set forth, all that certain tract or parcel of land lying and being in the City of Madison, County of Davidson, State of Tennessee, more particularly described as follows, to-wit:

Land in the 11th, formerly the 19th, Civil District of Davidson County, Tennesse, described partly according to a survey made by Barge-Waggoner, Inc., Engineers, August 22, 1955, as follows:

Beginning at a point on the northerly margin of Old Hickory Boulevard, at the southeast corner of Lot No. 18 on the plan of Madison Commerce Center Subdivision, as of record in Book 547, page 130, Register's Office for said County: thence with the eastern boundary line of said Lot No. 18, north 8° 20' east 97 feet, more or less, to the southerly margin of Halls Lane: thence with the southerly margin of said Lane southeastwardly 90.09 feet, more or less, to an iron pin and south 46° 50' east 23.60 feet to the beginning of a curve: thence around said curve, having a radius of 20 feet, southwardly 59.34 feet to an iron pin on the northerly margin of said Old Hickory Boulevard· thence with the northerly margin of said Boulevard, north 81° 25' west 83.88 feet to the beginning

Being a part of the same property conveyed to Opha R. Bixler by deed of B. F. Bixler and wife, Elizabeth E. Bixler, dated December 4, 1930, and of record in Book 882, Page 50, Register's Office for Davidson County, Tennessee.

Buyer Bobby Sellers etux
301 Twin Hills Dr.
Madison, Tenn

Jef Bills
Same

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 land, 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 five (- 5 -) 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 are prorated between Grantor and Grantee as of the date hereof, and Grantee hereby assumes and agrees to pay same.

TO HAVE AND TO HOLD the above-described land, together with the appurtenances, estate, title and interest thereto, unto the said Grantee, their legal representatives, heirs and assigns, forever, subject to the provisions hereof, and in lieu of all other 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, their 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 16th day of December, 1971.

HUMBLE OIL & REFINING COMPANY

Form Approved
By

By John B Turner
Vice President

ATTEST:

B. B. Biese
Assistant Secretary

HUMBLE OIL & REFINING COMPANY CORPORATE SEAL 1959 DELAWARE

The actual consideration for this transfer or value of property (whichever is greater) is $ 22,500.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Bobby C. Selkers

Sworn to and subscribed before me
this 14 day of January, 1972

JOHN DAVIDSON JEFFORDS, JR. NOTARY PUBLIC

My commission expires July 28, 1973

STATE OF TEXAS }
COUNTY OF HARRIS }

BOOK 4569 PAGE 787

BEFORE ME, Jacqueline R. Edmundson a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, John B. Turner Jr. and B. D. Pierce 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 16th day of December, 1971.

B 4530 1

IDENTIF. REFERENCE

JAN 18 11 48 AM '72

FELIX - WILSON II REGISTER DAVIDSON COUNTY, TENN.

Jacqueline R. Edmundson
Notary Public
Harris County, Texas

My Commission expires 6-1-72.

JACQUELINE R. EDMUNDSON
Notary Public in and for Harris County, Texas
My Commission Expires 6-1-72

NOTARY PUBLIC + COUNTY

JAN 18 72	CONV	22,500.00			
JAN 18 72	S'TAX		A*	58.50	
JAN 18 72	PRTFEE		A*	.50	
JAN 18 72	WDEED		A*	8.00	* 67.00