Address New Owner (s):
Morris & Webb Development Co.
108 Oak Valley Drive
Nashville, Tennessee

Send Tax Bills To:
SAME

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60-4
17 PW

LIMITED WARRANTY DEED

THIS IS A DEED dated NOVEMBER 3, 1972 by SHELL OIL COMPANY, a Delaware corporation with offices at 10 South Riverside Plaza in Chicago, Illinois, (herein called "Grantor") to HAROLD F. MORRIS and FRANK N. WEBB, equal partners, doing business as Morris and Webb Development Company, of 108 Oak Valley Drive in Nashville, Tennessee (herein called "Grantee", whether one or more).

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

> Land in Davidson County, Tennessee, being part of Lot A-1 and part of an unnumbered lot adjoining A-1 to the south and shown on the Plan of Tamble Subdivision, as of record in Book 974, page 31, Register's Office for said County, and described according to a survey made by William Collier Parrish Associates, Civil Engineers, dated August, 1964, and revised October 1, 1964, as follows:
>
> BEGINNING at an iron stake, 6.5 feet north of the southwest intersection of Dickerson Road, U.S. 41, 31W and Homestead Road; thence along the westerly margin of Dickerson Road, U.S. 41, 31W, south 4° east 164 feet to an iron stake; thence leaving said Road, partly along the north line of an 18 inch rock wall, south 84° 56' west 300 feet to a point in the east line of the rock wall; thence north 4° west 164 feet to an iron stake, which is 6.5 feet north of the south margin of Homestead Road; thence north 84° 56' east 300 feet to the point of beginning, containing 1.13 acres more or less,

together with all rights, privileges and appurtenances thereto and all buildings and land improvements thereon; but subject to all easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accuract survey or inspection of the premises would show;

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

SUBJECT to the foregoing and to the liens of all taxes and assessments for the year 1972 and subsequent years, Grantor covenants with Grantee that Grantor will warrant and defend the title to the premises against the lawful claims of all persons claiming by, through or under Grantor.

GRANTEE covenants, as part of the consideration of this conveyance that during the period of ten (10) years after the date of this Deed, there shall not be advertised, stored, sold or distributed on or from the Premises hereby conveyed, any petroleum products for motor vehicles other than petroleum products for motor vehicles manufactured or sold by Grantor. Grantor's waiver of any breach of this covenant shall not constitute a waiver of this covenant or of any subsequent breach hereof. This covenant shall run with the land, shall bind Grantee's heirs, administrators, executors, successors and assigns, and shall inure to the benefit of Grantor's successors and assigns.

THIS INSTRUMENT WAS PREPARED BY
Bill Pate
THIRD NATIONAL BANK IN NASHVILLE

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EXECUTED by Grantor by its Vice President (hereunto duly authorized) as of the date first herein specified.

WITNESSES:

SHELL OIL COMPANY

By _____
W. J. BITTLES, JR. - Vice President

ATTEST:

_____
R. H. HAHN - Assistant Secretary

IDENTIF. REFERENCE
JAN 16 9 12 AM '73
FEE
REGISTER
DAVIDSON COUNTY, TENN.

B9 1208

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

On this 3rd day of November, 1972, before me, a Notary Public in and for said County in said State, appeared W. J. BITTLES, JR. and R. H. HAHN, to me personally known and known to me to be the same persons who executed the foregoing instrument, who, being by me duly sworn, did say that they are Vice President and Assistant Secretary, resepctively, of SHELL OIL COMPANY, a Delaware corporation, that they know the seal of said corporation and that the seal affixed to said instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its Board of Directors and said W. J. BITTLES, JR. and R. H. HAHN acknowledged said instrument to be their own free act and deed and the free act and deed of said corporation.

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

My Commission expires: 8/31/74

_____
Notary Public

The actual value or consideration which ever is greater is $57,000.00

_____

JAN16 CONV 57,000.00
STATE OF TENNESSEE, S'TAX A* 148.20
COUNTY OF DAVIDSON JAN16 PR'FEE A* .50

Personally appeared before me, William M. Tate, Jr., a Notary Public in and for said County and State, the within named Harold F. Morris and Frank N. Webb the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purpose therin contained.

Witness my hand and official seal at Nashville, Tennessee, this 14, day of December, 1972.

_____ Notary Public

Commission expires November 4, 1974