BLW:mpp
1/9/73

BOOK 4677 PAGE 234

PREPARED BY:
Barry L. Wertz, Counsel
Exxon Company, U.S.A.
(a division of Exxon Corporation)
800 Bell Avenue
Houston, Texas 77002

Mail tax bills to:

Mr. Emanuel Schatten
1600 Hayes Street
Nashville, Tennessee

Map 163
Par. 87

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

EXXON CORPORATION, a New Jersey corporation, having an office at 800 Bell Avenue, Houston, Texas 77002, hereinafter called "Grantor", for and in consideration of the sum of One Hundred Thousand and No/100 Dollars ($100,000.00) to it in hand paid by HARRIS GILBERT, TRUSTEE, of 3rd National Bank Building, Nashville, Tennessee, hereinafter called "Grantee", 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:

(a) all that certain tract or parcel of land lying and being in the County of Davidson, State of Tennessee, more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes; and

(b) a non-exclusive easement for purposes of ingress and egress to the property described in Exhibit "A" referred to hereinabove, said easement being more particularly described in Exhibit "B" attached hereto and incorporated herein for all purposes.

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, all laws, 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 twenty (20) years from the date hereof which shall constitute a covenant running with the land for the benefit of Grantor, its successors and assigns, and is binding upon Grantee, his successors and assigns, 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, his successors 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, his successors 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.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed this 12th day of January, 1973.

EXXON CORPORPORATI ON

ATTEST:

By _____
Attorney-in-Fact

By _____
Assistant Secretary

Form Approved
By _____

EXHIBIT "B" TO GRANT FROM EXXON CORPORATION, A NEW JERSEY CORPORATION, TO HARRIS GILBERT, TRUSTEE, OF 3RD NATIONAL BANK BUILDING, NASHVILLE, TENNESSEE

Being a tract of land located in the northwest quadrant of the Interstate Route 24 and Bell Road interchange located in Davidson County, Tennessee, being more fully described as follows:

Commencing at a point on the West boundary of Bell Road and the South boundary of Louisville and Nashville RR;

Thence run S45° 39'W along the West boundary of Bell Road for a distance of 12 feet to the point of beginning;

Thence continue S45° 39'W along the West boundary of Bell Road for a distance of 24 feet to a point;

Thence run N58° 0'W for a distance of 92.5 feet to a point;

Thence run S84° 0'W for a distance of 121 feet to a point;

Thence run N73° 58'W for a distance of 234.0 feet to a point;

Thence run N39° 30'W for a distance of 96 feet to a point;

Thence run N32° 0'E for a distance of 26.5 feet to a point;

Thence run S39° 30'E for a distance of 96 feet to a point;

Thence run S73° 58'E for a distance of 223.0 feet to a point;

Thence run N84° 0'E for a distance of 120 feet to a point;

Thence run S58° 0'E for a distance of 109.5 feet to a point on the West boundary of Bell Road and the point of beginning.

Being the same property conveyed to Humble Oil & Refining Company, a Delaware corporation, by deed from W. F. Moss, J. E. Moss and Adam J. Strasser dated October 8, 1970, and recorded in Book of Deeds 4451 at Page 45 in the Register's Office of Davidson County, Tennessee.

EXHIBIT "A" TO GRANT FROM EXXON CORPORATION, A NEW JERSEY CORPORATION, TO HARRIS GILBERT, TRUSTEE, OF 3RD NATIONAL BANK BUILDING, NASHVILLE, TENNESSEE

Being a tract of land located in the Northwest quadrant of the Interstate Route No. 24 and Bell Road Interchange located in Davidson County, Tennessee and described as follows;

Commence at a point in the West boundary of Bell Road and the South boundary of the Louisville and Nashville Railroad;

Thence run S45° 39'W for 48.16 feet to a concrete monument;

Thence run N52° 49'W for 88.81 feet to a concrete monument;

Thence run S37° 50'W for 49.80 feet to a concrete monument;

Thence run N73° 58'W for 363.34 feet to a concrete monument;

Thence run N62° 10'W for 59.58 feet to the point of beginning;

Thence run N62° 10'W for 360.0 feet to a concrete monument;

Thence run N54° 40'W for 309.76 feet to a concrete monument;

Thence run N32° 00'E for 200.85 feet to a point in the South boundary of the Louisville and Nashville Railroad;

Thence with an interior angle of 90° 00' run S 58° 00' E for 669.72 feet to a point;

Thence run S 32° 00'W for 188.0 feet to the point of beginning.

Contains 3.203 acres, more or less.

Being the same property conveyed to Humble Oil & Refining Company, a Delaware corporation, by deed from W. F. Moss, J. E. Moss and Adam J. Strasser dated October 8, 1970, and recorded in Book of Deeds 4451 at Page 45 in the Register's Office of Davidson County, Tennessee.

STATE OF TEXAS

COUNTY OF HARRIS

BOOK 4677 PAGE 238

On this 12th day of January, 1973, before me personally appeared C. D. Hill, to me known to be the person who executed the foregoing instrument in behalf of EXXON CORPORATION, and acknowledged that he executed the same as the free act and deed of said EXXON CORPORATION.

Witness my hand and official seal this 12th day of January, 1973.

Kathy L. Berry
Notary Public in and for
Harris County, Texas

My commission expires 6-1-73.

The actual consideration for this transfer or value of property (whichever is greater) is $ 100,000.00 This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me this 30th day of January, 1973.

L. L. Richards

My commission expires April 25, 1974

BOOK 4677 PAGE 239

## CERTIFICATE

This is to certify that the attached instrument, executed by C. D. Hill as Attorney-in-Fact for Exxon Corporation was duly authorized by Exxon Corporation, and that the execution and delivery of such instrument are the acts of Exxon Corporation.

Executed this 12th day of January 1973.

EXXON CORPORATION

By B. B. Biesa
Assistant Secretary

(Corporate Seal)

B 9 3 1 1 4

IDENTIF. REFERENCE

JAN 31 11 06 AM '73

FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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|---|---|---|---|---|---|
| JAN31 | CONV | 90,000.00 | | | |
| JAN31 | CONV | 10,000.00 | | | |
| JAN31 | S'TAX | | A* 260.00 | | |
| JAN31 | PR'FEE | | A* .50 | | |
| JAN31 | W'DEED | | A* 12.00 | * | 272.50 |

FILE TENNESSEE TITLE CO.
229737