SEND TAX BILLS TO NEW OWNER:

LELAND C. JACKSON ET UX
839 PORTER ROAD
NASHVILLE, TENN.

BOOK 4684 PAGE 883

This instrument prepared by J. B. Hough, The American Oil Company, 6 Executive Park Drive, Atlanta, Georgia

MAP NO. 83-7
PAR. NO. 29
27W-05035

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TWENTY-THREE THOUSAND TWO HUNDRED FORTY-FIVE DOLLARS ($23,245.00), cash in hand paid by LELAND C. JACKSON and VANESSA JACKSON, his wife, of Nashville, Tennessee, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, THE AMERICAN OIL COMPANY, a Maryland corporation, has bargained and sold, and by these presents does transfer and convey unto the said LELAND C. JACKSON and VANESSA JACKSON, their heirs and assigns, the following described real estate, situated in the County of Davidson, State of Tennessee, described as follows:

Tract 1. Lot No. 9 on the map of the subdivision of Robert E. Powers' lands, as of record in Book 421, page 56, in the Register's Office for Davidson County, Tennessee. Said Lot No. 9 fronts 54.5 feet on the east side of Porter Road, or Porter Pike, and runs back between lines, 179 feet on the north line, which is the south line of Lot No. 10 in said subdivision, and 201 feet on the south line to the west margin of Powers Avenue, on which it measures 50 feet.

Tract 2. Being part of land as of record in Book 531, Page 405, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Being Lot #10 on the plan of the subdivision of Robert E. Powers land in the old eighteenth Civil District of Davidson County, Tennessee, as of record in Book 421, page 56, Register's Office for Davidson County, Tennessee - Said lot fronts 68 feet on the easterly side of the Porter Pike and runs back with the southerly margin of Waters Avenue 150 feet and on the south line 179 feet to Powers Avenue and shows 58 feet on said Avenue.

LESS AND EXCEPT the following described property, to-wit:

A portion of Lots 9 and 10 on the map of the subdivision of Robert E. Power's lands, as of record in Book 421, Page 56, in the Register's Office for Davidson County, Tennessee, more fully described as, beginning at the Southeast corner of Lot No. 9, located on the Westerly margin of Powers Avenue, run thence Northerly along the Westerly margin of Powers Avenue a distance of 58 feet to a point, thence run Westerly at right angles a distance of 80 feet to a point; thence run Southerly at right angles 58 feet to the Southerly margin of Lot No. 9; thence run Easterly along the Southerly margin of Lot No. 9 at right angles 80 feet to the point of beginning.

Being the same property acquired by THE AMERICAN OIL COMPANY from PAN-AM SOUTHERN CORPORATION by deed dated January 31, 1957, of record in Book 2639, page 29, in the Register's Office for Davidson County, Tennessee.

SUBJECT TO:

(1) Taxes and special assessments against the said premises, if any.

(2) Zoning laws and municipal regulations, if any; building line restrictions and building restrictions of record, if any; and any party wall agreements of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said LELAND C. JACKSON and VANESSA JACKSON, their heirs and assigns forever.

AND THE AMERICAN OIL COMPANY does covenant with the said LELAND C. JACKSON and VANESSA JACKSON that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as hereinabove listed.

AND THE AMERICAN OIL COMPANY does further covenant and bind its successors and assigns, to warrant and forever defend the title to the said land to LELAND C. JACKSON and VANESSA JACKSON, their heirs and assigns, against the

lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said THE AMERICAN OIL COMPANY has caused this instrument to be executed by its duly authorized Regional Vice President on this 28th day of September, 1972.

ATTEST:

D. L. Corbin - Assistant Secretary

THE AMERICAN OIL COMPANY

R. H. Danielson - Regional Vice President

Approved as to form

ACKNOWLEDGMENT

STATE OF GEORGIA)
) SS.
COUNTY OF FULTON)

On this 28th day of September, 1972, before me appeared R. H. Danielson, to me personally known, who, being by me duly sworn did say that he is the Regional Vice President of THE AMERICAN OIL COMPANY, a Maryland 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 R. H. Danielson acknowledged said instrument to be the free act and deed of said corporation.

Notary Public

My Commission Expires:

Notary Public, Georgia State at Large
My Commission Expires Mar. 5, 1976

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $23245.00. Affiant H. Lamar Shield

Subscribed and sworn to before me this 1st day of March, 1973

Deputy Register

IDENTIF. REFERENCE

MAR 1 1 19 PM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

B 96605

MAR-13	CONV	23,245.00				
MAR-13	S'TAX		A*	60.32		
MAR-13	PR'FEE		A*	.50		
MAR-13	W'DEED		A*	4.00	*	64.82