(Tennessee)

BOOK 4688 PAGE 429

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Monsanto Company, a corporation organized, existing and in good standing under the laws of the State of Delaware, for the consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable considerations, in hand paid by Tosco-Lion, Inc., a Delaware corporation with an operating office at Lion Oil Building, El Dorado, Arkansas 71730, herein called Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, convey and confirm unto the said Grantee, and unto its successors and assigns forever, without any warranty except as set forth below, each of the tracts of land situated in the County of Davidson and State of Tennessee described on Exhibit "A" attached hereto and by reference incorporated herein and made a part hereof for all purposes, together with all appurtenances thereunto belonging.

TO HAVE AND TO HOLD THE SAME unto the said Grantee and unto its successors and assigns forever, with all appurtenances thereunto belonging. And Monsanto Company does hereby covenant with the said Grantee, and its successors and assigns, that it will forever warrant and defend the title to said land and appurtenances against the lawful claims of any third party claiming by, through or under Monsanto Company, and by, through or under Lion Oil Company as predecessor in title by merger with and into Monsanto Company, but not otherwise, excluding however, existing easements, agreements, exceptions, reservations and encumbrances, but including, notwithstanding the foregoing exclusions, mortgages, deeds of trust, security interests and other liens, other than liens for current real estate taxes and general judgment liens.

IN WITNESS WHEREOF, this instrument is executed and delivered by Monsanto Company acting by and through the undersigned, a Vice President, being duly authorized, and its seal affixed by an Assistant Secretary, being duly authorized, on this 29th day of September, 1972.

MONSANTO COMPANY

ATTEST:

W.A. Blase, Assistant Secretary

By Francis E. Reese, Vice President

STATE OF MISSOURI)
COUNTY OF ST. LOUIS)

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared Francis E. Reese with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Vice President of Monsanto Company, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and Official Seal at office this 29th day of September, 1972.

Notary Public

My commission expires:
MY COMMISSION EXPIRES AUGUST 29, 1975

This instrument prepared by
John C. Tindel
Attorney at Law
800 North Lindbergh Blvd.
St. Louis, Mo. 63166

RECORDER'S MEMO
Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received.

EXHIBIT "A"

To

SPECIAL WARRANTY DEED BOOK 4688 PAGE 430

From MONSANTO COMPANY to TOSCO-LION, INC.

Davidson County, Tennessee

BP - 623

Tract No. 1. Being parts of Lots Nos. 132, 133 and 134 and the southwest corner of Lot No. 135 on the Plan of the Subdivision of the McGavock City Park Property, as of record in Book 57, page 101, Register's Office of Davidson County, Tennessee, described as follows:

River Terminal

Beginning at the southeast corner of Lot 132 in the McGavock City Park Property; thence north along the eastern margin of Lot No. 132 to right-of-way of the Nashville Terminal Company, which right-of-way was conveyed to said Terminal Company by deed dated September 19, 1904, and is recorded in Book 303, page 99, of the Register's Office for said County; thence along said right-of-way in a northerly direction to a point in the margin of the east side of First Avenue North; thence southwardly and along the eastern margin of First Avenue North to the southwest corner of Lot No. 132; thence east along the southern margin of Lot No. 132 to the point of beginning.

Tract No. 2. Being Lots Nos. 136 to 141 inclusive, 146 to 152 inclusive, and parts of Lots Nos. 133, 134, 135, 144 and 145 on the Plan of the Subdivision of the McGavock City Park Property as of record in Book 57, page 101, Register's Office for said County, and described as follows:

Beginning on the southwesterly margin of Adams Street at the southeasterly corner of Lot No. 152 on said plan; thence with the southeasterly line of said lot 174.8 feet; thence with said line extended 16 feet across an alley; thence with the southeasterly line of Lot No. 133 on said plan to the right-of-way of a spur track of the Nashville Terminal Company; thence westerly with the northerly margin of said spur track to the point where the same intersects with First Avenue North, being approximately the southwest corner of Lot No. 136 on said plan; thence northwestwardly 300 feet, more or less, to the northwest corner of Lot No. 141 on said plan; thence northeasterly 174.8 feet with the northwesterly line of said Lot No. 141; thence with said line extended across an alley 16 feet; thence with the northwesterly line of Lot No. 144, 163.5 feet to the corner of Lot No. 144, and continuing

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

EXHIBIT "A"

To

SPECIAL WARRANTY DEED BOOK 4688 PAGE 431

From MONSANTO COMPANY to TOSCO-LION, INC.

Davidson County, Tennessee

(Continuation)

in the same direction 11.3 feet to the margin of Adams Street; thence southwardly 50 feet to the northeast corner of Lot No. 145; thence southeastwardly 400 feet, more or less, with the southwesterly margin of Adams Street to the point of beginning, containing 3.439 acres.

Being part of the property conveyed to Lion Oil Refining Company, by name changed to Lion Oil Company, merged into Monsanto Chemical Company, by name changed to Monsanto Company, by Rye & Co., Inc. by deed dated April 23, 1940, of record in Book 1149, page 210, said Register's Office.

Monsanto Company further grants to Tosco-Lion, Inc., its successors and assigns, for a period of 99 years a right-of-way for a pipe line across property other than that included in this conveyance, originally owned by W. G. Bush & Co., which right-of-way is expressly conveyed by W. G. Bush & Co. to Apex Oil Corporation by its deed of record in Book 999, page 156, said Register's Office, and conveyed by Apex Oil Corporation to W. M. Fuqua by deed of record in Book 1066, page 680, said Register's Office, and by W. M. Fuqua to River Terminal Company by deed of record in Book 1129, page 138, said Register's Office, and by River Terminal Company to Rye & Co., Inc. by deed of record in Book 1118, page 484, said Register's Office, and by Rye & Co., Inc. to Lion Oil Refining Company, by name changed to Lion Oil Company, merged into Monsanto Chemical Company, by name changed to Monsanto Company, by deed of record in Book 1149, page 210, said Register's Office, across Lots 23, 24, 25, 37, 38, 39, 10 and 11 in the said McGavock City Park Plan to the Cumberland River, and there is further granted for a like period T. H. F. wharfage privileges on the banks of the Cumberland River at a point where said proposed pipe line terminates, at a rental of $25.00 per month, and so long as said rental be paid by Tosco-Lion, Inc., its successors and assigns, said Tosco-Lion, Inc., its successors and assigns shall be entitled to such wharfage privilege and to the use of such right-of-way for its pipe line. The said wharfage privilege and the said right-of-way for said pipe line to continue, however, only so long as Tosco-Lion, Inc., its successors and assigns, shall pay said rental of $25.00 per month, which is expressly assumed and agreed to be paid by Tosco-Lion, Inc. which join in this deed for the purpose of evidencing such assumption.

RECORDER'S MEMO:
Legibility or Writing, Typing or Printing in This Document Unsatisfactory When Received

EXHIBIT "A"

To

SPECIAL WARRANTY DEED BOOK 4688 PAGE 432

From MONSANTO COMPANY to TOSCO-LION, INC.

Davidson County, Tennessee

(Continuation)

Said easement having been amended by document entitled "Amended Easement" from W. G. Bush & Company to Monsanto Chemical Company, by name changed to Monsanto Company, dated November 1, 1956, of record in Book 2601, page 613, Register's Office, Davidson County, Tennessee.

Tract No. 3. Being parts of Lots Nos. 132, 133, 134, 135, 136, 152 and 153 on the plan of the Subdivision of the McGavock City Park Property as of record in Book 57, page 101, Register's Office for said County, described as follows:

Beginning at a point on the northerly side of Van Buren Street 12½ feet from and at right angles to the center of the Tennessee Central Railway; and running thence westerly parallel to and 12½ feet from said center line a distance of 371 feet, more or less, to a point on the easterly side of First Avenue North, formerly Front Street; thence northerly with the easterly side of First Avenue North 55 feet, more or less, to a point; thence easterly parallel with and 12½ feet from said Tennessee Central Railway Company's center line a distance of 446 feet to a point on the westerly side of Adams Street; thence southerly with the westerly side of Adams Street to the intersection of said westerly side of Adams Street with the northerly side of Van Buren Street; and thence westerly, with the northerly side of Van Buren Street 50 feet, more or less, to the beginning.

Being part of the property conveyed to Lion Oil Refining Company, by name changed to Lion Oil Company, merged into Monsanto Chemical Company, by name changed to Monsanto Company, by deed from Rye & Co., Inc. dated April 23, 1940, of record in Book 1149, page 210, said Register's Office.

Being Lot No.153 on the Plan of the Subdivision of the McGavock City Park Lots, as of Record in Book 57, page 101, Register's Office for Davidson County, Tennessee. Said Lot No.153 fronts 50 feet on the Westerly side of Adams, formerly Cumberland Street, and runs back between parallel lines with the Northerly margin of Van Buren Street, formerly McGavock Street, 174.8 feet to an alley. and is the same property conveyed to Lion Oil Company, merged into Monsanto Chemical Company, by name changed to Monsanto Company, by Jordan Stokes III and wife, Mabel Ogden Stokes, by deed dated October 13, 1947, of Record in Book 1536, page 43, Register's Office of Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

EXHIBIT "A"

To

SPECIAL WARRANTY DEED

BOOK 4688 PAGE 433

From MONSANTO COMPANY to TOSCO-LION, INC.

Davidson County, Tennessee

Continuation

SUBJECT TO a right-of-way conveyed to W. G. Bush & Company, its successors or assigns, for a road in and over and across the following described property, to-wit:

Land in Davidson County, Tennessee, being the Easterly part of Lots Nos. 144 to 153 inclusive on the plan of the subdivision of the McGavock City Park Property, as of record in Book 57, page 101, Register's Office for said County, described together as follows:

Beginning at the Northwest corner of Adams and Van Buren Streets; thence with the Northerly margin of Van Buren Street, Westwardly 30 feet; thence Northwardly 500 feet to the line between Lots Nos. 143 and 144; thence with the line between said two lots, Eastwardly, 18.7 feet tot he corner of lot No. 144 and continuing in the same direction 11.3 feet to the Westerly margin of Adams Street; thence with said street, Southwardly 500 feet to the beginning. Being part of the property conveyed to Lion Oil Refining Company, by two deeds, one from Rye and Company, Inc., of record in Book 1149, page 210, and the other from Jordan Stokes, III, and wife, of record in Book 1536, page 43, said Register's Office.

Said right-of-way having been granted on September 18, 1950, and being recorded in Book 1883, page 10, in the Register's Office, Davidson County, Tennessee.

RCD ✓ 848

Tract No. 4. Being Lots Nos. 5 and 6 on the Plan of a subdivision of Lots 8 and 9 in the W. L. B. Lawrence Plan, as of record in Plan Book 2, page 124, Chancery Court at Nashville.

Said Lots Nos. 5 and 6 front 50 feet each on the westerly side of Twelfth Avenue South, formerly Kayne Avenue, and run back between parallel lines 140 feet to an alley, Lot No. 6 running back with the southerly margin of Sweetbrier Avenue.

Being part of the property conveyed to Lion Oil Refining Company, by name changed to Lion Oil Company, merged into Monsanto Chemical Company, by name changed to Monsanto Company, by deed from Apex Oil Corporation, dated April 22, 1940, of record in Book 1117, page 444, Register's Office of Davidson County, Tennessee.

EXHIBIT "A"

To

BOOK 4688 PAGE 434

SPECIAL WARRANTY DEED

FROM MONSANTO COMPANY to TOSCO-LION, INC.

Davidson County, Tennessee

AND

RCD 849

Tract No. 6. Being Lots Nos. 1, 2 and the easterly part of Lot No. 3 of Block 2 on the Plan of the Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, pages 160 and 161, Register's Office for said County, described as follows:

Beginning at the southwest corner of Charlotte Avenue, formerly Charlotte Pike or Cedar Street extended, and Woodfin Street, supposed to be 35th Avenue North, being the northeast corner of said Lot No. 1; thence with the southerly margin of said Charlotte Avenue westwardly 102 feet, more or less, to the line between old J. E. R. Ray tract of land and the old F. M. McGregor tract of land; thence with said line southwardly 150 feet, more or less, to the northerly margin of an alley; thence with the northerly margin of said alley eastwardly 120 feet, more or less, to the westerly margin of Woodfin Street; thence with the westerly margin of said Street northwardly 150 feet to the beginning.

Being part of the property conveyed to Lion Oil Refining Company, by name changed to Lion Oil Company, merged into Monsanto Chemical Company, by name changed to Monsanto Company, by deed from Apex Oil Corporation, dated April 22, 1940, of record in Book 1117, page 444, said Register's Office.

AND

RCD 850

Tract No. 10. Being part of Lot No. 1 on the Plan of D. T. McGavock's Addition, as of record in Book 10, page 606, Register's Office of Davidson County, Tennessee, described as follows:

Beginning at the northwest corner of Jefferson Street and Third Avenue North; running thence north 100 feet along the west margin of Third Avenue North; running thence west 75 feet to a point; thence south and parallel with Third Avenue North 100 feet to a point on the north margin of Jefferson Street; thence along the north margin of Jefferson Street eastwardly 75 feet to the point of beginning.

Being the same property conveyed to Lion Oil Refining Company, by name changed to Lion Oil Company, merged into Monsanto Chemical Company, by name changed to Monsanto Company by deed from Apex Oil Corporation, dated April 22, 1940, of record in Book 1117, page 444, said Register's Office.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received

EXHIBIT "A"

To

SPECIAL WARRANTY DEED

BOOK 4688 PAGE 435

From MONSANTO COMPANY to TOSCO-LION, INC.

Davidson County, Tennessee

AND

BEING the Westerly part of Lot No.10 on the Map of George Shall's Subdivision of Lot No.50 in Balch and Whitesides Addition, of record in Book "Y", page 117, of the Register's Office for said County, and described as follows:

S/S 1002-623

BEGINNING at an iron pin in the Southerly margin of Jefferson St., at a point 120 feet Westerly from the West margin of 5th Avenue North. Being the Northwesterly corner of the property conveyed to Lion Oil Co., by E. F. Alleyne by deed of record in Book 1341, page 77, Register's Office of Davidson County, Tennessee; thence with the Southerly margin of Jefferson Street S 73°16' West, 56.7 feet to a concrete monument with an X-mark in brass cap (concrete monument); being the Easterly margin of a 12 foot alley (City No.205); thence with the Easterly margin of said alley S 27°40' East, 168.4 feet to a concrete monument; being the corner lots Nos. 9 and 10 of said plan, and a corner of the tract of land conveyed by Elkin Garfinkle to Harry Lightman by deed of record in Book 913, page 648, Register's Office of Davidson County; thence with said lot, lines 9 and 10, North 59°18' East, 52.0 feet to a concrete monument; thence continuing with Lightman's property boundary North 26°28' West, 55.0 feet to a concrete monument, being a corner of Lightman's and the Southwest corner of said tract of Lion Oil Co., of record in Book 1341, page 77, Register's Office of Davidson County, Tennessee; thence with said Lion Oil Company line North 26° 04' West, 99.9 feet to the point of beginning.

See survey of Geo. W. Watkins, Surveyor, dated August 30, 1956.

Being the same property conveyed to Monsanto Chemical Company, by name changed to Monsanto Company, by deed from Robert Morton and Lula Morton, his wife, dated September 24, 1956, and of record in Book 2595, page 227, Register's Office of Davidson County, Tennessee.

PLUS

EXHIBIT "A"

To

SPECIAL WARRANTY DEED BOOK 4688 PAGE 436

From MONSANTO COMPANY to TOSCO-LION, INC.

Davidson County, Tennessee

S/S 1002-623
Continued

Being part of Lot No. 10 on the Plan of George Shall's Subdivision of Lots Nos. 50 and 51 in Balch and Whiteside's Addition to Nashville, as of record in Book "Y", page 117, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Jefferson Street at a point 60 feet west of the westerly margin of 5th Avenue North, said point being the northwest corner of the property conveyed to Apex Oil Corporation by deed from Benzol Oil Corporation of record in Book 840, page 493, said Register's Office; thence with said Apex Oil Corporation's westerly line southwardly 83 feet 2 inches, more or less, to the northerly line of the property conveyed to Harry Lightman by deed from Elkin Garfinkle, Trustee, of record in Book 913, page 648, said Register's Office; thence with said Lightman's northerly line westwardly 60 feet to his northwest corner; thence northwardly 100 feet, more or less, to the southerly margin of Jefferson Street; thence with said Street eastwardly 60 feet to the beginning.

Being the same property conveyed to Lion Oil Refining Company, by name changed to Lion Oil Company, merged into Monsanto Chemical Company, by name changed to Monsanto Company, by E. F. Alleyne by deed dated June 30, 1945, of record in Book 1341, page 77, said Register's Office.

PLUS

Tract 3. Being 60 feet off the northeast portion of Lot No. 10 on the Plan of George Shall's Subdivision of Lots Nos. 50 and 51 in Balch and Whiteside's Addition to Nashville, as of record in Book "Y", page 117, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of Jefferson Street and Fifth Avenue North, formerly Summer Street, and being the northeast corner of said Lot No. 10; running thence in a westerly direction with the south margin of Jefferson Street 60 feet to a mark in the sidewalk; running thence in a southerly direction parallel with Fifth Avenue North, 88.25 feet to a cut in the wall; thence at right angles 60 feet to the westerly margin of Fifth Avenue North, as indicated by a mark on the sidewalk; thence south 35° east 76 feet in a northerly direction to the point of beginning.

Being part of the property conveyed to Lion Oil Refining Company, by name changed to Lion Oil Company, merged into Monsanto Chemical Company, by name changed to Monsanto Company, by deed from Apex Oil Corporation dated April 22, 1940, of record in Book 1117, page 444, said Register's Office.

(Continued)

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This Document Unsatisfactory When Received.

EXHIBIT "A"

To

SPECIAL WARRANTY DEED BOOK 4688 PAGE 437

From MONSANTO COMPANY to TOSCO-LION, INC.

Davidson County, Tennessee

S/S 1002-623
Continued

Said Tract No. 3 and the title thereto are subject to the following restrictions set out in the deed from B. Haiman and wife to Benzol Gas Corporation, dated July 19, 1927, of record in Book 777, page 348, said Register's Office:

"The southerly 3 feet of the above described plot of ground is restricted for 99 years from the date hereof so that it may be used by the vendee or their assigns only as an open passage-way or alleyway, and likewise may be jointly used by the vendor or his assigns for said purpose. The restricted 3 feet as here referred to is meant to include and does include a plot of ground 3 feet by 60 feet at the extreme southern portion of the above described tract, that is, the 3 feet commencing at the southerly line on Fifth Avenue North, and running thence back between right angles to the westerly boundary of this plot."

AND

RCD 847-623

Part of Lot No.7 of the plan of the Martha Martin lands, as said plan is recorded in Book 161, at page 101 of the Register's Office of Davidson County, Tennessee ,more particularly described as follows:

Beginning at the most Westerly corner of said Lot No.7, which is at the intersection of Gallatin Road and Sharpe Avenue, run thence in a Northeasterly direction and parallel with Gallatin Road, 125 feet; thence in a Southeasterly direction and parallel with Sharpe Avenue, 100 feet; thence in a Southwesterly direction and parallel with Gallatin Road, 125 feet; thence in a Northwesterly direction and parallel with Sharpe Avenue, 100 feet to the point of beginning.

Being the same property conveyed to Lion Oil Refining Company by name changed to Lion Oil Company, merged into Monsanto Chemical Company, by name changed to Monsanto Company, by Joe Eaton and Eva M. Eaton, his wife, on June 19, 1945, recorded in Book 59, page 172, Register's Office for Davidson County, Tennessee.

EXHIBIT "A"

To

SPECIAL WARRANTY DEED BOOK 4688 PAGE 438

From MONSANTO COMPANY to TOSCO-LION, INC.

Davidson County, Tennessee

RCD 853-623

BEGINNING at a point in the intersection of the centers of Nolensville Pike and Edmonson Pike or Owen Winstead Pike. Thence with the center of said Edmonson Pike South 60 degrees West 175.9 feet to a point. Thence South 29 degrees 23' East 149.05 feet to an iron pin in the Northerly Line of the property conveyed to Maxwell by deed of record in Book 1760, page 250, Register's Office for Davidson County, Tennessee. Thence along the said Maxwell's Northerly boundary North 60 degrees 43' East 138.6 feet to a point in the center of said Nolensville Pike. Thence with the center of Nolensville Pike North 15 degrees 32' West 155.72 feet to point of beginning, and being the same property conveyed to Monsanto Chemical Company, by name changed to Monsanto Company, by Joseph T. Crabtree and wife, Anna May Crabtree, on July 26, 1956, ~~as of record in~~ Book 2548, page 75, Register's Office for Davidson County, Tennessee.

RECORDER'S MEMO:
Legibility of Writing, Typing or Printing in This
Document Unsatisfactory When Received.

Plot in Davidson County

VS - RCD-854

Being Lot 1, on the Plan of Cross Roads Market, as of record in Book 3842, page 106, Register's Office for said County, and described according to a survey made by Southern Land Surveying Co., Inc., dated July 13, 1967, as follows:
BEGINNING at a concrete monument located in the northeast corner of said property and being the northwest corner of the Tom Jackson property; thence South 00° 05 East 176.75 feet to a concrete monument, said monument being the southeast corner of described property; thence North 88° 23' West 175.00 feet to a concrete monument, said monument being on the easterly right of way of Brick Church Pike; and also the northwest corner of the Ervin Pilberton property; thence North 00° 05' West 151.00 feet along the easterly right of way of Brick Church Pike to a concrete monument; thence easterly 40.01 feet around a curve at the southeast corner of Brick Church Pike and Ewing Drive to the southerly right of way of Ewing Drive; thence South 88° 23' East 149.25 feet along the southerly right of way of Ewing Drive to the point of beginning, containing 0.71 acre.

Being the same property conveyed to Monsanto Company by deed from Robert L. Savage and wife, Avo Jones Savage, on October 4, 1967, as of record in Book 4177, page 886, Register's Office, Davidson County, Tennessee.

EXHIBIT "A"

To

SPECIAL WARRANTY DEED BOOK 4688 PAGE 439

From MONSANTO COMPANY to TOSCO-LION, INC.

Davidson County, Tennessee

RCD 851-623

Lots 1, 2, and 3, on the Subdivision of Julia A. Joiner Lot, as of record in Plan Book 2, page 122, Chancery Court at Nashville, and is located on the Easterly side of the Nolensville Pike in Davidson County, Tennessee, near Nashville, being the same property conveyed to the Lion Oil Company, merged into Monsanto Chemical Company, by name changed to Monsanto Company, by E. C. Armistead in Book 2021, page 622, by W. N. Forkum in Book 2021, page 619 and by C. Vance Hickerson in Book 2021, page 627.

IDENTIF. REFERENCE

MAR 13 1 00 PM '73

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TENN.

B 9 8 0 0 8

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $156,990. Affiant Herbert Murray

Subscribed and sworn to before me this 13th day of March 1973

Deputy Register R. W. Rorex

Send Duf Bills To
TOSCO - LION INC.
LION OIL BLDG
ELDORADO ARK. 71730

MAR 13	CONV	99,000.00			
MAR 13	CONV	57,990.00			
MAR 13	S'TAX		A*	408.20	
MAR 13	PR'FEE		A*	.50	
MAR 13	W'DEED		A*	22.00	* 430.70