Buyer: Shamrock Enterprises, Inc Jay Bills
4320 Harding Road
Nash. Tenn

Same

BOOK 1702 PAGE 761 Map 161-4
PAR. 69 m.p

BY THIS DEED, made and entered into this 24th day of April, 1973, between GULF OIL CORPORATION, a Pennsylvania corporation, acting through Gulf Oil Company - U. S., a Division of Gulf Oil Corporation, hereinafter called "Gulf", and SHAMROCK ENTERPRISES, INC., 4320 Harding Road, Nashville, Tennessee 37205, hereinafter called "Grantee", Gulf, for and in consideration of the sum of Forty Thousand and No/100 Dollars ($40,000.00), paid by the Grantee, the receipt of which is hereby acknowledged, has sold and by this deed does convey fee simple title to Grantee, its successors and assigns, in and to all that tract of land located in Davidson County, Tennessee, described as follows, to-wit:

A tract of land marked "Reserved" on the Plan of April Lane Subdivision, of record in Book 2330, page 132, Register's Office for said County, including a 20 foot access easement on the east and described according to a copy of a survey made June 10, 1963 by Norris H. Hickerson, Surveyor, as follows:

BEGINNING at a concrete monument in the easterly margin of the Nolensville Pike, opposite a turn into April Lane; thence around said turn, southeasterly 39.22 feet to a concrete monument in the north margin of April Lane; thence with the margin of said Lane in an easterly direction, around a slight curve, having a radius of 270.34 feet, a distance of 78.87 feet to a concrete monument and continuing easterly with the margin of said Lane, 14.7 feet to an iron pin and continuing easterly 22.8 feet to another iron pin at the southwest terminus of a 20 foot access easement shown on said Plan, continuing easterly with the margin of said Lane, 20 feet to an iron pin at the southeast terminus of said access easement; thence with the east line of said access easement, North 0 degrees 57 minutes East passing through an iron pin, a total distance of 135 feet to a concrete monument in the south line of the lot that was conveyed to Nashville Electric Service by deed of record in Book 2598, page 300, said R. O; thence along said N. E. S. South line, North 89 degrees 53 minutes West, passing a concrete monument at 20 feet, a total distance of 30 feet to another concrete monument; thence along the west line, of said N. E. S. lot, North 0 degrees 53 minutes East 65 feet to a concrete monument in the south line of the Higgenbotham Property; thence with Higgenbotham's south line, North 89 degrees 12 minutes West 189.9 feet to a concrete monument in the east line of the Nolensville Pike, as now widened and located; thence with the line of the same, South 13 degrees 22 minutes East 116.9 feet to an iron pin and South 15 degrees 53 minutes East 84.3 feet to the point of beginning, containing .856 acre, more or less.

Being the same property conveyed to Gulf Oil Corporation by Deed from Hattie T. Gerard and Gilliam O. Traughber, of record in Book 3670, page 382, Register's Office for Davidson County, Tennessee

Prepared by: Gulf Oil Co.
Atlanta, Ga.

This conveyance is made subject to any facts which would be revealed by a complete and accurate survey fo the premises and to all valid restrictions of record, if any, and to all easements, licenses and encroachments presently existing and visible, whether of record or not, and to taxes for the current year, which said taxes shall be prorated between the parties as of the date of delivery of this deed, and to:

1. Easements granted City of Nashville for access over a strip 20 X 85 feet along the easterly rear of the lot by Imo Jewell Grayson and husband, of record in Book 2598, page 300, and by Fred W. Warren and wife, of record in Book 2598, page 428, over a strip 20 X 50 feet, these two strips together constitute the strip of 20 X 135 feet, being the access easement along the rear of the property from the north margin of April Lane to the south line of the lot owned by Nashville Electric Service shown on the Plan of record in Book 2330, page 132, Register's Office.

2. Easement for power line or lines granted City of Nashville for the use of the Electric Power Board by Orval McCormick and wife, of record in Book 2598, page 332, Register's Office. This being the power line crossing over the southwesterly corner of the land in question.

3. A 10 foot easement for public utilities along the north side line of the land in question as shown on the Plan of record in Book 2330, page 132, Register's Office.

4. Easement for power line located in the 20 foot accessway, aforesaid, as shown on the survey of Norris H. Hickerson, Surveyor, dated June 10, 1963.

By acceptance of this deed, and as a part of the consideration for the conveyance, the Grantee covenants and agrees that the premises shall not be used as an automotive service station, nor for the sale or storage for sale of gasoline, diesel fuel or other automotive fuels for a period of ten (10) years from this date, and this covenant shall run with the land.

Gulf, for itself, its successors and assigns, warrants and will forever defend the right and title to the described tract unto the Grantee, its successors and assigns, against the lawful claims of all persons except as herein provided.

IN WITNESS WHEREOF, Gulf has caused this deed to be signed, sealed and delivered on its behalf, by authority duly given, on the day and year first above stated.

Signed, sealed and delivered in the presence of:

E. M. Halley

L. Barrentine

GULF OIL CORPORATION

By W. C. Bethel
Vice President, Gulf Oil Company - U. S., a Division of Gulf Oil Corporation

Attest:

J. D. Mangum
Assistant Secretary

BOOK 1702 PAGE 763

TENN (GOC-US)

C 0 4 4 9 2

IDENTIF. REFERENCE

APR 30 2 21 PM '73

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

STATE of GEORGIA

COUNTY of FULTON

Before me, the undersigned Notary Public, duly commissioned, qualified, and acting within and for the said County and State, appeared in person the within named W. C. BICKEL and J. D. MARQUIS, to me personally well known, who, upon oath, stated that they are the Vice President of Gulf Oil Company - U. S., a Division of Gulf Oil Corporation, and Assistant Secretary of Gulf Oil Corporation, respectively, the within named bargainor, a corporation, and are duly authorized, in their respective capacities, to execute the foregoing instrument for and in the name and behalf of said corporation; and further stated and acknowledged that the seal affixed to said instrument is the corporate seal of said corporation, and that they had so signed, sealed, executed and delivered the foregoing instrument in behalf of said corporation by authority of its Board of Directors for the consideration, uses and purposes therein mentioned and set forth as the free act and deed of the said Gulf Oil Corporation by signing the name of the corporation by themselves as the officers aforesaid.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on this 24th day of April, 1973.

Notary Public

My commission expires:
Notary Public, Georgia State at Large
My Commission Expires Mar. 30, 1976

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $42,000.00. - Affiant M. F. McNamara Jr.

Subscribed and sworn to before me this 27th day of April 1973

Deputy Register E. D. Williams

APR 30	CONV	40,000.00			
APR 30	S'TAX		A*	104.00	
APR 30	PR'FEE		A*	.50	
APR 30	W'DEED		A*	6.00	* 110.50