Address New Owner:
Joseph H. Mangum
359 Haywood Lane
Nashville, Tenn. 37211

LIMITED WARRANTY DEED

BOOK 4781 PAGE 728

12514 Pld

Send Tax Notiees to:
Joseph H. Mangum
359 Haywood Lane
Nashville, Tenn. 37211

THIS IS A DEED dated December 20, 1973, by SHELL OIL COMPANY, a Delaware corporation with offices at Suite 401-100 Oaks Office Tower, Thompson Lane at Powell Avenue in Nashville, Tennessee, 37204, (herein called "Grantor") to Joseph H. Mangum and Paul Byrd, Jr. of 359 Haywood Lane, Nashville, Tennessee, 37211, (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 at 2100 Eighth Avenue South at Benton Avenue, City of Nashville, County of Davidson, State of Tennessee:

Being Lots numbered one (1) and two (2) on the Map of the subdivision of Blocks numbered one (1) to eight (8), both inclusive, in Yarbrough's Subdivision of Woodland, of record in Book 57, Page 155, Register's Office for Davidson County, Tennessee, described according to a copy of a survey thereof made by William Collier Parrish Associates, Civil Engineers, dated August 12, 1959, as follows:

BEGINNING at an iron stake at the intersection of the Southerly margin of Benton Avenue and the Easterly margin of Eighth Avenue South; thence with the Southerly margin of Benton Avenue S84° 42'E 168.2 feet to an iron stake on the Westerly margin of a public alley; thence with margin of said alley S17°04'E 86.5 feet to an iron stake on the Southerly margin of the aforesaid Lot two (2); thence along the margin of Lot two (2) S72° 56'W 155.28 feet to an iron stake on the Easterly margin of Eighth Avenue South; thence along the margin of Eighth Avenue South N17° 10'W 150.45 feet to the point of beginning; the described Premises being subject to a right of way easement for sidewalk purposes to the City of Nashville, said easement dated June 13, 1960, and of record in Book 3096, Page 526 in the said County Register's Office.
Being the same property conveyed to Shell Oil Company by Deed from S. B. Oakley, et al, of record in Book 2877, Page 353, and by Deed from James B. Irvine, et al, of record in Book 2332, Page 12, each of said Deeds being of record in the aforesaid Register's Office.

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 1973 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.

THIS CONVEYANCE, is made upon the condition that, during the period of Twenty (20) 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; and upon any breach of this condition, Grantor shall have the right to re-enter the Premises. As part of the consideration of this conveyance, Grantee covenants to comply with this condition. Grantor's waiver of any breach of this condition and covenant shall not constitute a waiver of this condition and covenant or of any subsequent breach hereof. This condition and covenant shall run with the land, shall bind Grantee's heirs, administrators, executors, successors and assigns, and shall inure to the Grantor's successors and assigns.

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

WITNESSES:

N. L. Bondy
H. L. Bondy

T. V. Hanvey
T. V. Hanvey

SHELL OIL COMPANY

By W. J. Bettles, Jr., Vice President

ATTEST:

P. J. Morel, Assistant Secretary

SHELL OIL COMPANY INCORPORATED 1922 DELAWARE

Add Acknowledgments

This Instrument was prepared under the supervision of:
J. C. BINIUS, a representative of SHELL OIL CO.,
401 -- 100 Oaks Office Tower, Nashville, Tennessee

STATE OF TEXAS )
) SS.
COUNTY OF HARRIS)

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On this 3rd day of January, 1974, before me, Evelyn Moon, a Notary Public duly commissioned, qualified and acting within and for said County and State, appeared in person the within named W. J. Bittles, Jr. and O. J. Morel, to me personally well known who stated that they were the Vice President and Assistant Secretary of the Shell Oil Company, a corporation, and were 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 they had so signed, executed and delivered said foregoing instrument for the consideration, uses, and purposes therein mentioned and set forth.

In testimony whereof, I have hereunto set my hand and the official seal this 3rd day of January, 1974.

NOTARY PUBLIC HARRIS COUNTY, TEXAS

Evelyn Moon
Notary Public

My Commission Expires:

EVELYN MOON
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1975

C 38974

IDENTIF. REFERENCE

JAN 18 1 32 PM '74

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

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 38,750.00

Joseph H. Mangum
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF January 19 74

Jo Ann Smith
Notary Public

MY COMMISSION EXPIRES: May 15, 1975

(AFFIX SEAL)

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

JAN18 CONV 38,750.00
JAN18 S'TAX A* 100.62
JAN18 PR'FEE A* .50
JAN18 W'DEED A* 4.00 * 105.12