Buyer + Jay Bills
Herman Hudson
1023 Fofnash Rd.
Nash - Tenn 37215

BOOK 1823 PAGE 997

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91-16
286
pw

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

THAT REPROCO, INC., with an office at Bartlesville, Oklahoma, Party of the First Part, in consideration of the sum of Forty Thousand and 00/100 - - Dollars ($ 40,000), and other valuable considerations, in hand paid, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto

Herman Hudson of Nashville, Tennessee,
Party of the Second Part, the following described real property and premises, situate in the County of

Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being the southerly 100 feet of Lots Nos. 6, 7 and 8 on the Map of the Tariff Reform Subdivision of Lot No. 2 of the Clifton Plan, of record in Book 161, page 32, Register's Office of said County. Said parts of said lots adjoin and front together 150 feet on the northerly side of Charlotte Avenue and run back between parallel lines, along the easterly margin of 40th Avenue North, 100 feet to a dead line.

This being the same property conveyed to Reproco, Inc. by Mid-Ten Oil Co. by Deed dated June 1, 1965.

As a part and parcel of this transaction and as a condition of and consideration for the conveyance of the above described premises, the use of the same is hereby restricted for a period of five (5) years to uses other than for the purpose of storing, selling or otherwise dispensing of automotive fuels, oils and other products ordinarily sold at an automotive service station, and Grantee hereby agrees to conform to this restriction.

The Grantor reserves all minerals and mineral rights underlying the property being conveyed.

"GRANTOR DOES NOT WARRANT EITHER EXPRESSLY OR IMPLIEDLY, THE CONDITION OR FITNESS OF THE PROPERTY CONVEYED HEREUNDER, ANY SUCH WARRANTY BEING HEREBY EXPRESSLY NEGATIVED. GRANTEE BY ACCEPTANCE HEREOF ACKNOWLEDGES THAT HE HAS MADE A COMPLETE INSPECTION OF THE ABOVE DESCRIBED REAL PROPERTY AND ANY IMPROVEMENTS AND/OR EQUIPMENT LOCATED THEREON AND IS IN ALL RESPECTS SATISFIED THEREWITH AND ACCEPTS THE SAME 'AS IS'.

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater, is $40,000.00. Affiant Mary Ann Hudson
Subscribed and sworn to before me this 10th day of June 1974
Deputy Register [illegible]

together with all improvements thereon and the appurtenances thereunto belonging, and warrants the title only against the claim of every person whomsoever claiming by, through or under Grantor. This deed is subject to all taxes and questions of survey, restrictions, and easements of record.

TO HAVE AND TO HOLD said described premises unto the said Party of the Second Part, his heirs and assigns, forever.

SIGNED AND DELIVERED this 8th day of April, 1974.

REPROCO, INC.

ATTEST: [illegible]
SEAL 1963 DELAWARE
Assistant Secretary

By [illegible]
Vice President

WITNESSES:
[illegible]
[illegible]

Form 2441 3-63

R. Hollowell
ATTORNEY'S APPROVAL
OF FORM

Deed prepared by John T. Tackett, 1750 Brentwood Blvd., St. Louis, Mo. 63144
John T. Tackett

(TO BE USED IN ALL STATES EXCEPT LOUISIANA)

ACKNOWLEDGMENT

STATE OF OKLAHOMA)
) SS.
COUNTY OF WASHINGTON)

Before me VEDA MICKELS, a Notary Public in and for the state and county aforesaid and residing therein, and duly commissioned, sworn and authorized in said state and in said county to take acknowledgments, on this 8th day of April, 1974, personally appeared WES MATTHEWS and Bertha Jones, whose names as vice president and assistant secretary, respectively, of REPROCO, INC., a corporation, are signed to the foregoing instrument and personally known to me and known to me to be such officers and who being by me duly sworn, did say that they are such officers on behalf of such corporation and that said instrument is executed on behalf of such corporation; that the seal affixed to said instrument is the corporate seal of said corporation, that said instrument was signed and sealed in behalf of such corporation by authority of its Board of Directors and by the authority of the bylaws of said corporation and the authorization of said corporation, and said persons, being informed of the contents of said instrument, duly acknowledged the execution of said instrument as such officers as their free and voluntary acts and deeds and the free and voluntary act and deed of such corporation for the uses, purposes and consideration therein stated and declared, that the statements therein contained are true; and I do so certify.

VEDA MICKELS NOTARY PUBLIC WASHINGTON COUNTY, OKLA.

Veda Mickels
Notary Public
VEDA MICKELS Bartlesville, Oklahoma

My commission expires:
MARCH 7, 1976

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IDENTIF. REFERENCE

JUN 11 2 53 PM '74
DAVIDSON COUNTY, TENN.

JUN 11 74	CONV	40,000.00			
JUN 11 74	S'TAX		A*	104.00	
JUN 11 74	PR'FEE		A*	.50	
JUN 11 74	W'DEED		A*	4.00	* 108.50

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