5-6-75

BOOK 4913 PAGE 116

THIS INSTRUMENT PREPARED BY:
John E. Seddelmeyer, Attorney
Exxon Company, U.S.A.
(a division of Exxon Corporation)
800 Bell Avenue
Houston, Texas 77002

New Owner: Shelby W. Smoot
212 Broad Street
Kingsport, Tn. 37660

Mail tax bills to: Same

MAP. 104-12 PAR. 284
24W-815

STATE OF TENNESSEE §
: KNOW ALL MEN BY THESE PRESENTS: THAT
COUNTY OF DAVIDSON §

EXXON CORPORATION, a New Jersey corporation (successor by merger to Humble Oil & Refining Company), having an office at 800 Bell Avenue, Houston, Texas 77002, hereinafter called "Grantor", for and in consideration of the sum of Eleven Thousand Six Hundred Twenty-Five and No/100 Dollars ($11,625.00) cash in hand, paid by SHELBY W. SMOOT, whose address is 212 Broad Street, Kingsport, Tennessee 37660 ----------, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged, and the sum of Thirty Four Thousand Eight Hundred Seventy-Five and No/100 Dollars ($34,875.00)---------- to be paid by Grantee in accordance with one certain Promissory Note for that amount of even date with the effective date hereof, payable to the order of Grantor as therein specified on or before five (5) years from the effective date hereof, bearing interest at the rate of ten ---------- Percent (10 %) per annum, and being secured by a Deed of Trust of even date with the effective date hereof, does hereby grant, bargain, sell and convey unto the said Grantee, subject to the reservations, covenants, conditions and restrictions hereinafter set forth, all that certain tract or parcel of land situated in the City of Nashville, County of Davison, State of Tennessee, more particularly described in Exhibit "A" attached hereto and incorporated herein for all purposes.

This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting encumbrances, conditions, covenants, restrictions, reservations, exceptions, rights of way and easements of record, including the building and zoning ordinances, all laws, regulations and restrictions by municipal or other governmental authority applicable to and enforceable against the above described premises.

Ad valorem taxes and special assessments, if any, against the property herein conveyed for the current year shall be prorated between Grantor and Grantee as of the effective date hereof, and Grantee hereby assumes and agrees to pay same.

TO HAVE AND TO HOLD the above described land, together with the appurtenances, estate, title and interest thereto, unto the said Grantee, his legal representatives, heirs and assigns, forever, subject to the provisions hereof, and in lieu of all other warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to said premises unto the said Grantee, his legal representatives, heirs and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed this 8th day of May, 1975, but EFFECTIVE as of the ____ day of _____, 1975.

Form Approved
By JES

EXXON CORPORATION

ATTEST:

By B. B. Biera
Assistant Secretary

By J. K. Turner Jr.
Vice President

DAB
JCL

STATE OF TEXAS }
COUNTY OF HARRIS }

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On this 8th day of May, 1975, before me appeared John B. Turner, Jr., personally known to me, who being by me duly sworn, did say that he is the Vice President of EXXON 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 the board of directors, and said John B. Turner, Jr. acknowledged said instrument to be the free act and deed of said corporation.

WITNESS MY HAND AND OFFICIAL SEAL this 8th day of May, 1975.

Janice A. Baggett
Notary Public in and for
Harris County, Texas

My commission expires: 6-1-75

JANICE A. BAGGETT
Notary Public in and for Harris County, Texas
My Commission Expires 6-1-75

EXHIBIT "A" TO DEED FROM EXXON CORPORATION, A NEW JERSEY CORPORATION, TO SHELBY W. SMOOT OF KINGSPORT, TENNESSEE

The following described land is located in the City of Nashville, County of Davidson, State of Tennessee:

Lot 132 of the Belmont Land Company's Subdivision, as shown on plat of record in the office of the Register of said County in Book 421, page 34, said lot being more particularly described as follows: Beginning at the intersection of the west line of Belmont Boulevard with the south line of Portland Avenue; thence southwardly along the west line of Belmont Boulevard (slightly curving) 163 ft. to a point on said west line; thence west parallel with Portland Avenue 156.6 ft. to the east line of the first alley west of Belmont Boulevard; thence north along said east line 151.7 ft. to the south line of Portland Avenue; thence east along said south line 82 ft. to the point of beginning. Being the same land conveyed to H. Kai Howse by Mrs. Kyle Trimble Burbank by warranty deed of July 16, 1920, of record in the office of said Register in Book 553, page 356.

Being the same land described in a deed dated July 11, 1924 between H. Kai Howse and Anna H. Howse, his wife, as grantors, and Standard Oil Company of Louisiana (now Exxon Corporation), as grantee, and recorded in the office of the Register of Davidson County, Tennessee, on July 12, 1924 in Book 633, Page 754.

FELIX E. WILSON II REGISTER
DAVIDSON COUNTY, TENN.
MAY 15 4 02 PM '75
IDENTIF. REFERENCE
C 9 8 5 2 6

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater for this transfer is $46,500.00.

Denis Moran, agent
Affiant.

Subscribed and sworn to before me, this 14th day of May, 1975.

Mary E. Nasey
Notary Public.

My commission expires: 4/25/76

NOTARY PUBLIC AT LARGE TENNESSEE

MAY 15 75	CONV	46,500.00			
MAY 15 75	S'TAX		A*	120.90	
MAY 15 75	PR'FEE		A*	.50	
MAY 15 75	W'DEED		A*	4.00	
MAY 15 75	W'DEED		A*	4.00	* 129.40