BOOK 4970 PAGE 526

New Owner: John G. Vanns et ux. Send tax bills to:
66 Brookwood Terrace same
Nashville, Tenn. 37205

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

MAP- 5DU-11233
5DU-11236

LIMITED WARRANTY DEED

THIS IS A DEED dated August 1, 1975, 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 JOHN G. VANNS and REBECCA J. VANNS, his wife, of 66 Brookwood Terrace, Nashville, Tennessee, 37205, (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 in the County of Davidson, State of Tennessee:

> Being lots numbered 261 and 262 on the plan of Kenilworth Estates, Section 4, as of record in Book 3300, pages 34, 35 and 36, Register's Office for said county, said lots 261 and 262 front 140.0 feet on the Northerly side of Largo Drive and extends back 143.1 feet on the Easterly line of lot 261 and 150.1 feet along the Westerly line of lot 262, which is a broken line of 3 segments, to a line at the rear measuring 129.5 feet, the same being the Northerly margin of lots 261 and 262; being the same property conveyed to Shell Oil Company by Deed from Oakes and Smith Realty Company, Inc., of record in Book 4659, page 256, and by Deed from Robert R. Webb and wife, of record in Book 4659, page 246, in the aforesaid Register's Office,

together with all rights, privileges and appurtenances thereto and land improvements thereon; but subject to all easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show;

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 1975 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 conditions that, so long as the Premises now owned by Grantor adjoining the Premises hereby conveyd on the East, or any part thereof, shall be used for any of the purposes of advertising, storing, selling and distributing petroleum products for motor vehicles, and, in any event, during the period of twenty (20) years after the date of this Deed: (a) no petroleum products for motor vehicles shall be advertised, stored, sold or distributed on or from the Premises hereby conveyed; and (b) no structure shall be erected or placed on the Premises hereby conveyed within thirty (30) feet from the North line of those Premises along the public way of Harding Place. As part of the consideration of this conveyance, Grantee covenants to comply with each of these conditions. Grantor's waiver of any breach of either of these conditions and covenants shall not constitute a waiver of either of them or of any subsequent breach hereof. These conditions and covenants shall run with the land, shall bind Grantee's heirs, administrators, executors, successors and assigns, and shall inure to the benefit of Grantor's successors and assigns.

EXECUTED by Grantor as of the date first herein specified.

WITNESSES:

H. L. Berry

L. C. Jones

SHELL OIL COMPANY

By _____
Manager Real Estate Administration

Attest:

C. M. Wright

C. M. Wright, Assistant Secretary

D 24122

BOOK 4970 PAGE 527

IDENTIF. T REFERENCE

STATE OF TEXAS)
) SS.:
COUNTY OF HARRIS)

NOV 12 3 23 PM '75
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

BEFORE me, a Notary Public duly commissioned, qualified and acting within and for the above County and State, on this day appeared in person R. F. DeBesse and C. M. Wright, to me personally well known, who stated that they are Manager Real Estate Administration and Assistant Secretary, respectively, of Shell Oil Company, a Delaware corporation, and are duly authorized, in their respective capacities, to execute the foregoing Limited Warranty Deed in that corporation's name and behalf; and they acknowledged that they so signed, executed and delivered that Deed for the consideration, uses and purposes therein set forth.

WITNESS my signature and official seal on August 1, 1975.

NOTARY PUBLIC COUNTY OF HARRIS, TEXAS

MILDRED A. CHADWICK
Notary Public in and for Harris County, Texas
My Commission Expires June 1, 1977

NOV 12 75	CONV	90,000.00			
NOV 12 75	CONV	10,000.00			
NOV 12 75	S'TAX		A*	260.00	
NOV 12 75	PR'FEE		A*	.50	
NOV 12 75	W'DEED		A*	6.00	* 266.50

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $100,000.00

Affiant

Subscribed and sworn to before me,
this 10th day of November, 1975.

Notary Public.

My commission expires: 4/25/76

PURCHASING AND GENERAL SERVICES
CORPORATE REAL ESTATE - PRINCIPAL MANAGERS

Certificate of Authority

C. M. Wright certifies that he is an Assistant Secretary of Shell Oil Company, a Delaware corporation; that the following is a complete and correct copy of a resolution duly adopted by the Company's Executive Committee (which has all of the powers of the Company's Board of Directors, when that Board is not in session), at a meeting held on May 14, 1975, and has been, at all times since then, and is now in full effect:

RESOLVED, That each of the following, now or hereafter appointed:

General Manager, Corporate Real Estate,
Manager Land Investments,
Manager Real Estate and Property Services, and
Manager Real Estate Administration,

in the Corporate Real Estate Department of Purchasing and General Services, is hereby authorized, in the Company's name and behalf, to execute, deliver, accept, assign, amend, extend, terminate or release the following instruments and documents in the usual course of the business of that Department:

(1) contracts, options and other instruments for purchase, sale, exchange or conveyance of real or personal property or any interests therein, excluding grants of security interests by the Company, but including (without limitation) deeds, easements, rights-of-way, licenses, permits, railway sidetrack agreements, bills of sale, and releases of security interests held by the Company;

(2) leases and subleases of real or personal property, whether by or to the Company; notices of, consents to and releases of assignments of such leases or subleases or the rents thereunder; and agreements subordinating any such leases or subleases to any security interests in the properties covered thereby;

(3) applications for and acceptances of any instruments specified in preceding items (1) and (2), relating to lands or waters owned by or under the jurisdiction of any government or governmental authority; and any other applications, reports, statements or documents to be submitted to any government or governmental authority and/or placed in the public records, relating to acquisition, disposition, platting, subdivision, use, development or improvement of any real property, excluding only tax reports and returns;

(4) contracts with governments, governmental authorities or private parties for research, development or consulting services;

(5) bonds and guarantees for the Company's performance of any contract, obligation or act necessary or convenient for transacting its business; and

(6) settlements and releases of claims for damages.

and that R. F. DeBesse is now Manager Real Estate Administration of the Company.

IN WITNESS WHEREOF this Certificate is signed and sealed with the Company's corporate seal on August 1, 1975.

SHELL OIL COMPANY
INCORPORATED
SEAL
1922
DELAWARE

C. M. Wright