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IDENTIF. REFERENCE

JUL 9 3 06 PM '76

FELIX Z. WILSON JT REGISTER

BOOK 5043 PAGE 798

82-13
238
Pa

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That Lion Oil Company, a Delaware corporation with operating offices at El Dorado, Arkansas, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, in hand paid by Howard F. Mayo and G. F. Shrum, the receipt and adequacy of which is hereby acknowledged, does hereby grant, sell and convey unto the said Howard F. Mayo and G. F. Shrum and unto their heirs and assigns forever, the following described land lying in the County of Davidson, State of Tennessee, to wit:

Being the Westerly part of Lot No. 10 on the Map of George Shall's Subdivision of Lot No. 50 in Balch and Whitesides Addition, of record in Book "Y", page 117, of the Register's Office for said County, and described as follows:

Beginning at an iron pin in the Southerly margin of Jefferson St., at a point 120 feet Westerly from the West margin of 5th Avenue North. Being the Northwesterly corner of the property conveyed to Lion Oil Co., by E. F. Alleyne by deed of record in Book 1341, page 77, Register's Office of Davidson County, Tennessee; thence with the Southerly margin of Jefferson Street S 73°16' West, 56.7 feet to a concrete monument with an X-mark in brass cap (concrete monument); being the Easterly margin of a 12 foot alley (City No. 205); thence with the Easterly margin of said alley S 27°40' East, 168.4 feet to a concrete monument; being the corner lots Nos. 9 and 10 of said plan, and a corner of the tract of land conveyed by Elkin Garfinkle to Harry Lightman by deed of record in Book 913, page 648, Register's Office of Davidson County; thence with said lot, lines 9 and 10, North 59°18' East, 52.0 feet to a concrete monument; thence continuing with Lightman's property boundary North 26°28' West, 55.0 feet to a concrete monument, being a corner of Lightman's and the Southwest corner of said tract of Lion Oil Co., of record in Book 1341, page 77, Register's Office of Davidson County, Tennessee; thence with said Lion Oil Company line North 26°04' West, 99.9 feet to the point of beginning.

See Survey of Geo. W. Watkins, Surveyor, dated August 30, 1956.

Instrument Prepared By:
WALLACE M. MOODY
814 Lion Oil Building
El Dorado, Ark. 71730

Being the same property conveyed to Monsanto Chemical Company, by name changed to Monsanto Company, by deed from Robert Morton and Lula Morton, his wife, dated September 24, 1956, and of record in Book 2595, page 227, Register's Office of Davidson County, Tennessee.

PLUS

Being part of Lot No. 10 on the Plan of George Shall's Subdivision of Lots Nos. 50 and 51 in Balch and Whiteside's Addition to Nashville, as of record in Book "Y", page 117, Register's Office for said County, described as follows:

Beginning at a point on the southerly margin of Jefferson Street at a point 60 feet west of the westerly margin of 5th Avenue North, said point being the northwest corner of the property conveyed to Apex Oil Corporation by deed from Benzol Oil Corporation of record in Book 840, page 493, said Register's Office; thence with said Apex Oil Corporation's westerly line southwardly 88 feet 2 inches, more or less, to the northerly line of the property conveyed to Harry Lightman by deed from Elkin Garfinkle, Trustee, of record in Book 913, page 648, said Register's Office; thence with said Lightman's northerly line westwardly 60 feet to his northwest corner; thence northwardly 100 feet, more or less, to the southerly margin of Jefferson Street; thence with said Street eastwardly 60 feet to the beginning.

Being the same property conveyed to Lion Oil Refining Company, by name changed to Lion Oil Company, merged into Monsanto Chemical Company, by name changed to Monsanto Company, by E. F. Alleyne by deed dated June 30, 1945, of record in Book 1341, page 77, said Register's Office.

PLUS

Tract 3. Being 60 feet off the northeast portion of Lot No. 10 on the Plan of George Shall's Subdivision of Lots Nos. 50 and 51 in Balch and Whiteside's Addition to Nashville, as of record in Book "Y", page 117, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the southwest corner of Jefferson Street and Fifth Avenue North, formerly Summer Street, and being the northeast corner of said Lot No. 10; running thence in a westerly direction with the south margin of Jefferson Street 60 feet to a mark in the sidewalk; running thence in a southerly direction parallel with Fifth Avenue North, 88.25 feet to a cut in the wall; thence at right angles 60 feet to the westerly margin of Fifth Avenue North, as indicated by a mark on the sidewalk; thence south 35^{O} east 76 feet in a northerly direction to the point of beginning.

Being part of the property conveyed to Lion Oil Refining Company, by name changed to Lion Oil Company, merged into Monsanto Chemical Company, by name changed to Monsanto Company, by deed from Apex Oil Corporation dated April 22, 1940, of record in Book 1117, page 444, said Register's Office.

Said Tract No. 3 and the title thereto are subject to the following restrictions set out in the deed from B. Haiman and wife to Benzol Gas Corporation, dated July 19, 1927, of record in Book 777, page 348, said Register's Office:

"The Southerly 3 feet of the above described plot of ground is restricted for 99 years from the date hereof so that it may be used by the vendee or their assigns only as an open passage-way or alleyway, and likewise may be jointly used by the vendor or his assigns for said purpose. The restricted 3 feet as here referred to is meant to include and does include a plot of ground 3 feet by 60 feet at the extreme southern portion of the above described tract, that is, the 3 feet commencing at the southerly line on Fifth Avenue North, and running thence back between right angles to the westerly boundary of this plot."

Being the same property conveyed to Tosco-Lion, Inc. (name changed to Lion Oil Company) by Special Warranty Deed dated September 29, 1972, from Monsanto Company, of record in Book 4688, Page 429, Register's Office of Davidson County, Tennessee,

together with all improvements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto the said Howard F. Mayo and G. F. Shrum, and unto their heirs and assigns forever.

Lion Oil Company does hereby warrant the title to said land, improvements and appurtenances against the lawful claim of any third party claiming by, through or under Lion Oil Company but not otherwise.

IN WITNESS WHEREOF, this instrument is executed on this the 15th day of June, 1976.

ATTEST:

Wallace Moody
Assistant Secretary

LION OIL COMPANY

By J. B. Thomason
Vice President

APPROVED

BUYER'S ADDRESS

Mayo & Shrum Auto Clinic
501 Jefferson Street
Nashville, TN. 37208

MAIL TAX BILLS TO:

Mayo & Shrum Auto Clinic
501 Jefferson Street
Nashville, Tn. 37208

ACKNOWLEDGMENT

STATE OF ARKANSAS)
)
COUNTY OF UNION)

BOOK 5043 PAGE 801

Before me, the undersigned Notary Public in the State and County aforesaid, personally appeared D. H. Sheehan, with whom I am personally acquainted and who, upon oath, acknowledged himself to be a Vice President of Lion Oil Company, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Vice President.

WITNESS my hand and official seal at office this 15th day of June, 1976.

JUL-9 '76 CONV 40,000.00
JUL-9 '76 S'TAX B* 104.00
JUL-9 '76 PR'FEE B* .50
JUL-9 '76 W'DEED

Notary Public

My commission expires:
8-1-76

AFFIDAVIT OF VALUE

The actual consideration value, whichever is greater , for this transfer is $40,000.00.

Howard F. Mayo
AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me this 7 day June, 1976.

Notary Public

My commission expires
April 26, 1980

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

300 Broadway, Nashville, Tennessee 37201