Tenn. No. 210-336

75-10
56
PW

SPECIAL WARRANTY DEED

BOOK 5067 PAGE 507

THIS INDENTURE, made this 7TH day of MAY 1976, by and between SUN OIL COMPANY OF PENNSYLVANIA, a Pennsylvania corporation, Grantor, and NICHOLS, HALE & KINSLOW COMPANY, a Partnership, Partners: James E. Nichols, 1/2; James H. Hale, 1/4; Doyle E. Kinslow, 1/4, Grantee

W I T N E S S E T H :

That the Grantor, in consideration of the sum of Sixty-five Thousand Dollars ($65,000.00), to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, convey and warrant unto the Grantee, its successors and assigns, all that parcel of Real Estate lying and being in the County of Davidson, in the State of Tennessee, to wit:

Being Reserved Parcel A, on the Plan of Hermitage Estates, as of record in Book 3300, page 71, Register's Office for said County, and a tract marked 1, on the survey of Don Shanklin, dated August 27, 1966, which said Tract 1 adjoins said Parcel A, and described together according to said survey as follows: BEGINNING at a point on the southerly margin of Tyler Drive, at a concrete monument at the northeast corner of Parcel A; thence along the easterly line of said Parcel, South 37° 29' West 263.15 feet to a concrete monument; thence with the westerly line of said Parcel, North 15° 20' West 85.11 feet to an iron pin; thence with the southerly line of Tract 1, as shown on said survey, North 52° 22' West 132.04 feet to an iron pin in the southeasterly margin of U. S. Highway 70, and Tennessee Highway 24; thence with the margin of said Highway, North 37° 38' East 161.75 feet to a concrete monument; thence around a curve to the right with a radius of 50 feet, 78.5 feet to a concrete monument in the southerly margin of Tyler Drive; thence with the margin of the same, South 52° 26' East 149.90 feet to the beginning.

Being the same premises conveyed to Grantor by deed recorded Davidson County, Tenn. in Book 5062, Page 920.

Subject to easements, restrictions and conditions of record, easements or restrictions visible upon the ground and any state of facts which an accurate survey would disclose.

Cleveland

9-10-76

Total 6.00

Clev. 65,000.00

Co. 10. 6.00

DUPLICATE

Tax paid on this
in the amount of 169.00
on Instrument # 33221
recorded in Davidson
County Register's Office
Date 9-10-76
W. O. Williams D.C.

Cleveland Co

TO HAVE AND TO HOLD the same to the Grantee, its successors and assigns, forever.

And the Grantor, for itself, its successors and assigns, does covenant with the Grantee, its successors and assigns, that it, the Grantor, is well seized in fee of the lands and premises aforesaid; that it has good right to sell and convey the same in manner and form aforesaid, that the same are free from all encumbrances of whatsoever nature made or to be made by the Grantor, and that Grantor will, and its successors and assigns shall, warrant and defend the same to the Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under the said Grantor, subject as aforesaid.

IN WITNESS WHEREOF, the Grantor has caused its corporate name to be hereunto subscribed and its duly attested Corporate Seal to be hereunto affixed the day and year first above written.

SUN OIL COMPANY OF PENNSYLVANIA

ATTEST:

Emmett E. Rossman
Assistant Secretary

By:

Walter C. Huffman, President

STATE OF PENNSYLVANIA)
) ss
COUNTY OF PHILADELPHIA)

On this 7TH day of MAY 1976, before me, a Notary Public within and for said County and State, personally appeared Walter C. Huffman and Emmett E. Rossman, to me personally known, who, being each by me duly sworn, did say that they are respectively the President of SUN OIL COMPANY OF PENNSYLVANIA, a Pennsylvania Corporation, and that the seal affixed to the foregoing instrument is the Corporate Seal of said Corporation, and that said instrument was signed, sealed and delivered in behalf of said Corporation by authority of its Board of Directors, and said Walter C. Huffman and Emmett E. Rossman acknowledged said instrument to be their free act and deed and the free act and deed of said Corporation.

MY COMMISSION EXPIRES:
CHARLES G. SCHANZ, Notary Public
Philadelphia, Philadelphia County, Pa.
My Commission Expires Jan. 28, 1980

Notary Public

THIS INSTRUMENT PREPARED BY FRANK R. ROARK, JR., ESQ., SUN OIL COMPANY OF PENNSYLVANIA, 1608 WALNUT STREET, PHILADELPHIA, PENNSYLVANIA 19103.

ADDRESS NEW OWNERS:
Nichols, Hale & Kinslow Company
847 N. Springfield Highway
Goodlettsville, Tenn. 37072

SEND TAX BILLS:
United American Bank
917 Two Mile Pike
Goodlettsville, Tenn. 37072

No. 210-336

BOOK 5067 PAGE 509

STATE OF PENNSYLVANIA
COUNTY OF PHILADELPHIA

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $65,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT _____

Assistant Secretary

Subscribed and sworn to before me,
on this 7TH day of MAY 1976

Notary Public _____

My Commission Expires:

CHARLES G. SCHANZ, Notary Public
City of Philadelphia, Phila. County, Pa.
My Commission Expires Jan. 28, 1980

D 67452

IDENTIF. REFERENCE

SEP 10 3 58 PM '76

FELIX A. WILLIAMS REGISTER
DAVIDSON COUNTY, TENN.