BOOK 5242 PAGE 750

Map 94-13

Parcel 108

THIS INSTRUMENT PREPARED BY:
Beverly A. Spencer, Attorney
Exxon Company, U.S.A.
(a division of Exxon Corporation)
P.O. Box 2180
4550 Dacoma
Houston, Texas 77001

Address of New Owner:
Mr. Lannie L. Boswell
401 Fessler's Lane
Nashville, Tennessee 37210

Mail tax bills: Same as new owner

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 Twenty-Three Thousand, One Hundred Twenty-Five and No/100 Dollars ($23,125.00) cash in hand, paid by Lannie L. Boswell and wife, Doris L. Boswell, whose address is 401 Fessler Land, Nashville, Tennessee 37210, hereinafter called "Grantee" (whether one or more), the receipt of which is hereby acknowledged, and the sum of Sixty-Nine Thousand, Three Hundred Seventy-Five and No/100 Dollars ($69,375.00) 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 further provisions of this Deed, all that certain tract or parcel of land situated in the County of Davidson, 3rd Civil District, State of Tennessee, being 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 asessments, 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, Grantee's 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, Grantee's 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 3rd day of January, 19 78, but EFFECTIVE as of the _____ day of _____, 19____.

EXXON CORPORATION

ATTEST:

By L. B. Bicene
Assistant Secretary

By J. B. Turner
Vice President

Form Approved

BOOK 5242 PAGE 752

EXHIBIT "A" TO DEED FROM EXXON CORPORATION, A NEW JERSEY CORPORATION, TO LANNIE L. BOSWELL AND WIFE, DORIS L. BOSWELL, WHOSE ADDRESS IS 401 FESSLER LANE, NASHVILLE, TENNESSEE 37210

A parcel of land located in the 3rd Civil District, Davidson County, Tennessee is more particularly described as follows:

Commence at the intersection of the north right of way line of Bonds Avenue with the west right of way line of Fesslers Lane and run N 89°58'W along said north right of way of Bonds Avenue for a distance of 160.0 feet to a point;

Thence to the right with an interior angle of 85°56' and run N 4°16'E along the east line of a 15 feet wide alley for a distance of 255.0 feet to a point;

Thence to the right with an interior angle of 94°14' and run S 89°58'E for a distance 159.88 feet to a point on the relocated west right of way line of Fesslers Lane;

Thence to the right and run southerly along said relocated right of way line of Fesslers Lane for a distance of 150.16 feet to a point; said point being 7.93 feet from the old Fesslers right of way line as measured along a bearing of S 89°58'E;

Thence continue southerly along said relocated right of way line of Fessler's Lane for a distance of 88.51 feet to a point on the old west right of way line of Fesslers Lane;

Thence to the right and run S 13°44'W along the west right of way line of Fesslers Lane for a distance of 21.92 feet to the true point of beginning.

Being a part of the same land described in the following Deeds:

That certain Deed dated March 17, 1965, by GEORGE G. McGEE, JR. and wife, MATTIE S. McGEE, as grantors, to HUMBLE OIL & REFINING COMPANY, a Delaware corporation, as grantee, and recorded in the Register's Office, Davidson County, Tennessee, in Book 3871, page 544-547.

That certain Deed dated March 18, 1965, by DEWEY W. PEDIGO, TRUSTEE, as grantor, to HUMBLE OIL & REFINING COMPANY, a Delaware corporation, as grantee, and recorded in the Register's Office, Davidson County, Tennessee, in Book 3871, page 540-543.

Exxon Corporation, a New Jersey corporation, is the successor by merger to Humble Oil & Refining Company, a Delaware corporation.

BOOK 5242 PAGE 753

THE STATE OF TEXAS }
COUNTY OF HARRIS }

Before me, PAULA BARTULLA, a Notary Public of the State and County aforesaid, personally appeared John B. Turner, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of EXXON CORPORATION, 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 Vice President.

WITNESS MY HAND AND SEAL, at office in Harris County, Texas, this 3rd day of January, 1978.

Paula Bartulla
Notary Public

My Commission expires: 9-12-79

PAULA BARTULLA
Notary Public in and for Harris County, Texas
My Commission Expires 9-12-79

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $92,500.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn to and subscribed before me
this 12th day of January, 1978

L. S. Richards

NOTARY PUBLIC

My commission expires:

April 26, 1978

E 459 2.3.

IDENTIF. REFERENCE

JAN 13 9 20 AM '78

JAN13 78 CONV 92,500.00

| | | | | | |
|---|---|---|---|---|---|
| JAN13 78 | S'TAX | | B* | 240.50 | |
| JAN13 78 | PR'FEE | | B* | .50 | |
| JAN13 78 | W'DEED | | B* | 10.00 | * 251.00 |