New Owner:
Charles E. Binkley
3880 Cantarutti Rd.
Joelton, Tn.

Send Tax Bills to: Same

Map 83-9
Parcel 42

LIMITED WARRANTY DEED

BOOK 5287 PAGE 212

THIS IS A DEED dated May 11, 1977, 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 Charles E. Binkley, of 3880 Cantarutti Road, Joelton, Tennessee, 37080, (herein called "Grantee"), whether one or more):

GRANTOR, for the consideration of the sum of Fifty-Two Thousand, Five Hundred and 00/100 ($52,500.00) Dollars received, hereby grants and conveys to Grantee the following described Premises situated in the County of Davidson, State of Tennessee:

> Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the map of F. O. Beasley's Subdivision, of Block "C" of the Douglass Place in East Nashville, as of record in Plan Book 2, Page 66, Chancery Court at Nashville, described according to a survey made Barge, Waggoner and Sumner, Engineers, February 22, 1963, as follows:
>
> Beginning at the southeast corner of Gallatin Road and Ordway Place; thence with the southerly margin of Ordway Place, south 84° 16' east 99 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, south 5° 20' west 160 feet to the northerly margin of an alley; thence with said alley north 82° 44' west 123.73 feet to the easterly margin of Gallatin Road; thence with said road, north 11° 58' east 92.08 feet to an iron pin; continuing with said road, north 17° 30' east 66.50 feet to the beginning; being the same property conveyed to Shell Oil Company by Deed from General Outdoor Realty Corporation, of record in Book 3529, Page 227, Register's Office of Davidson County, Tennessee,

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 1977 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.

GRANTEE covenants, as part of the consideration for this conveyance, that, during the period of fifteen (15) years after the date of this deed, no petroleum products for motor vehicles shall be advertised, stored, sold or distributed on the premises hereby conveyed, or any part thereof, but such products may be stored and used on the premises for own consumption by the occupant thereof. This covenant 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.

ATTEST:

SHELL OIL COMPANY

SHELL OIL COMPANY INCORPORATED 1922 DELAWARE

DANNA R. MOORE ASSISTANT SECRETARY

By E. D. LYNCH, MANAGER
REAL ESTATE ADMINISTRATION
CORPORATE REAL ESTATE

Prepared by
Joe Benions
100 Oaks Office Tower
Nashville, Tn. 37204

STATE OF TEXAS)
) SS:
COUNTY OF HARRIS)

BOOK 5287 PAGE 213

On this 17th day of May, 1978, before me, a Notary Public in and for said County in said State, appeared S. D. Lynch and Donna R. Moore, to me personally known and known to me to be the same persons who executed the foregoing instrument, who, being by me duly sworn, did say that they are Manager, Real Estate Administration and Assistant Secretary, respectively, of SHELL OIL COMPANY, a Delaware corporation, that they know the seal of said 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 its Board of Directors and said S. D. Lynch and Donna R. Moore acknowledged said instrument to be their own free act and deed and the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on the aforesaid day and year.

E.G.G. I.O.J.

IDENTIF. REFERENCE T

MAY 18 10 36 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Patsy Ann Harris
Notary Public

PATSY ANN HARRIS
Notary Public in and for Harris County, Texas
My Commission Expires October 31, 1978

NOTARY PUBLIC · HARRIS COUNTY, TEXAS

State of Tennessee
County of Davidson

The actual consideration or value whichever is greater, for this transfer is $52,500.00

Charles E. Bradley
Affiant

Subscribed and sworn to before me,
this 19th day of May, 1978.

Mary Ensley
Notary Public.

My commission expires: 4/21/80

NOTARY PUBLIC STATE AT LARGE TENNESSEE

MAY 18 78	CONV	52,500.00			
MAY 18 78	S'TAX		B*	136.50	
MAY 18 78	PR'FEE		B*	.50	
MAY 18 78	W'DEED		B*	6.00	* 143.00

PURCHASING AND GENERAL SERVICES
CORPORATE REAL ESTATE - PRINCIPAL MANAGERS

Certificate of Authority

Danna R. Moore certifies that she 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 E. D. Lynch is now Manager Real Estate Administration in the Corporate Real Estate Department of Purchasing and General Services of the Company.

IN WITNESS WHEREOF this Certificate is signed and sealed with the Company's corporate seal on May 11, 1978.

Danna R

SHELL OIL COMPANY INCORPORATED 1922 DELAWARE

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