Buyer & Seller Docs
B & H Properties Inc.
GCS - 2nd Ave South 37210

MAP 93-15
Par 124 Is

BOOK 5306 PAGE 526

BY THIS DEED, made and entered in this 26th day of June, 1978, between GULF OIL CORPORATION, a Pennsylvania Corporation, hereinafter called "GULF", and

B & H Properties, Inc. of Davidson County, Tennessee

hereinafter called "Grantee". Gulf for the sum of Ten Dollars ($10.00) and other good and valuable consideration to it in hand paid by the Grantee, the receipt of which is hereby acknowledged, has sold and by this deed does convey fee simple title to Grantee, Their heirs, successors and assigns, in and to all that tract of land located in the Northeast Intersection of 2nd Avenue, South and Lafayette Street and lying in the First Civil District of Davidson County, Tennessee, as shown on a survey plat prepared by Southern Consultants, Inc. dated May 25, 1978, a copy is attached to and made a part of this deed, marked "Exhibit A" and more particularly described as follows:

BEGINNING at a point in the North margin of Lafayette Street, said point being the Southwest corner of the Rock City Realty Company's property and the Southeast corner of the property herein described;

Thence, with said Lafayette Street North 67° 24' 30" West, 91.30 feet to a point, the beginning of a curve to the right;

Thence, with said curve, having a radius of 272.15 feet and a central angle of 23° 48' a distance of 113.05 feet to a point in the South corner of the George W. Burkhalter Property;

Thence, leaving said Lafayette Street with Burkhalter's line North 62° 11' 26" East, 158.36 feet to a point in the South margin of a 30' alley;

Thence, with said alley South 29° 23' 35" East, 25.30 feet to a point;

Thence, South 67° 24' 30" East, 85.76 feet to a point in the Northwest corner of the Rock City Realty Company's property;

Thence, leaving said alley with Rock City's line South 25° 01' 26" West, 129.70 feet to the point of beginning;

Containing (21,156 Sq. Ft.) 0.49 acres more or less.

Being a part of the same property conveyed to Gulf Oil Corporation from Gulf Refining Company by deed dated December 31st, 1956 and recorded in the Office of the Register of Davidson County, Tennessee in Book 2705, Page 131.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$23,500.00
Geo. W. Burkhalter Heirs
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July 1978.
Deputy Register

Together with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, reversion and remainder thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

Prepared by Gulf Oil Co. Nashville, Tenn.

This conveyance is made subject to any state of facts and conditions an accurate survey and personal inspection of the premises would disclose; to encroachments, all legal highways, zoning ordinances, restrictions, conditions, limitations and reservations of record, and public utility and other easements, if any, of record or which may have been imposed thereon, and subject also to all taxes and assessments, both general and special, becoming due and payable after the date hereof, which taxes and assessments the Grantee by his acceptance hereof assumes and agrees to pay.

By acceptance of this deed, and as a part of the consideration for the conveyance, the Grantee covenants and agrees that the premises shall not be used as an automotive service station, nor for the sale or storage for sale of gasoline, diesel fuel or other automotive fuels for a period of Ten (10) years from this date, and this covenant shall run with the land.

Gulf, for itself, its successors and assigns, warrants and will forever defend the right and title to the described tract unto the Grantee, their heirs, successors and assigns, against the lawful claims of all persons except as herein provided.

IN WITNESS WHEREOF, Gulf has caused this deed to be signed, sealed and delivered on its behalf, by authority duly given, on the day and year first above stated.

Signed, sealed and delivered
in the presence of:

Verna Kirkland

W. R. Marks

GULF OIL CORPORATION

BY: J. Hardeman
Attorney-in-Fact

ATTEST: Donald F. Stair
Assistant Secretary



E 74592

TENN.

IDENTIF. REFERENCE

JUL 3 11 53 AM '78

FELIX Z WILSON REGISTER
DAVIDSON COUNTY, TENN.

STATE OF GEORGIA)
)
COUNTY OF FULTON)

BOOK 5306 PAGE 528

Before me, the undersigned Notary Public, duly commissioned, qualified, and acting within and for the said County and State, appeared in person the within named J. C. Hardeman and Donald T. Starr to me personally well known, who, upon oath, stated that they are an Attorney In Fact and Assistant Secretary respectively of Gulf Oil Corporation, and are duly authorized, in their respective capacities, to execute the foregoing instrument for and in the name and behalf of said Corporation; and further stated and acknowledged that the seal affixed to said instrument is the Corporate Seal of said Corporation, and that they had so signed, sealed, executed and delivered the foregoing instrument in behalf of said Corporation by authority of its Board of Directors for the consideration uses and purposes therein mentioned and set forth as the free act and deed of the said Gulf Oil Corporation by signing the name of the Corporation by themselves as the officers aforesaid.

IN TESTIMONY WHEREOF, I have hereunto set my hand and offical seal on this 26 day of June, 1978.

Notary Public

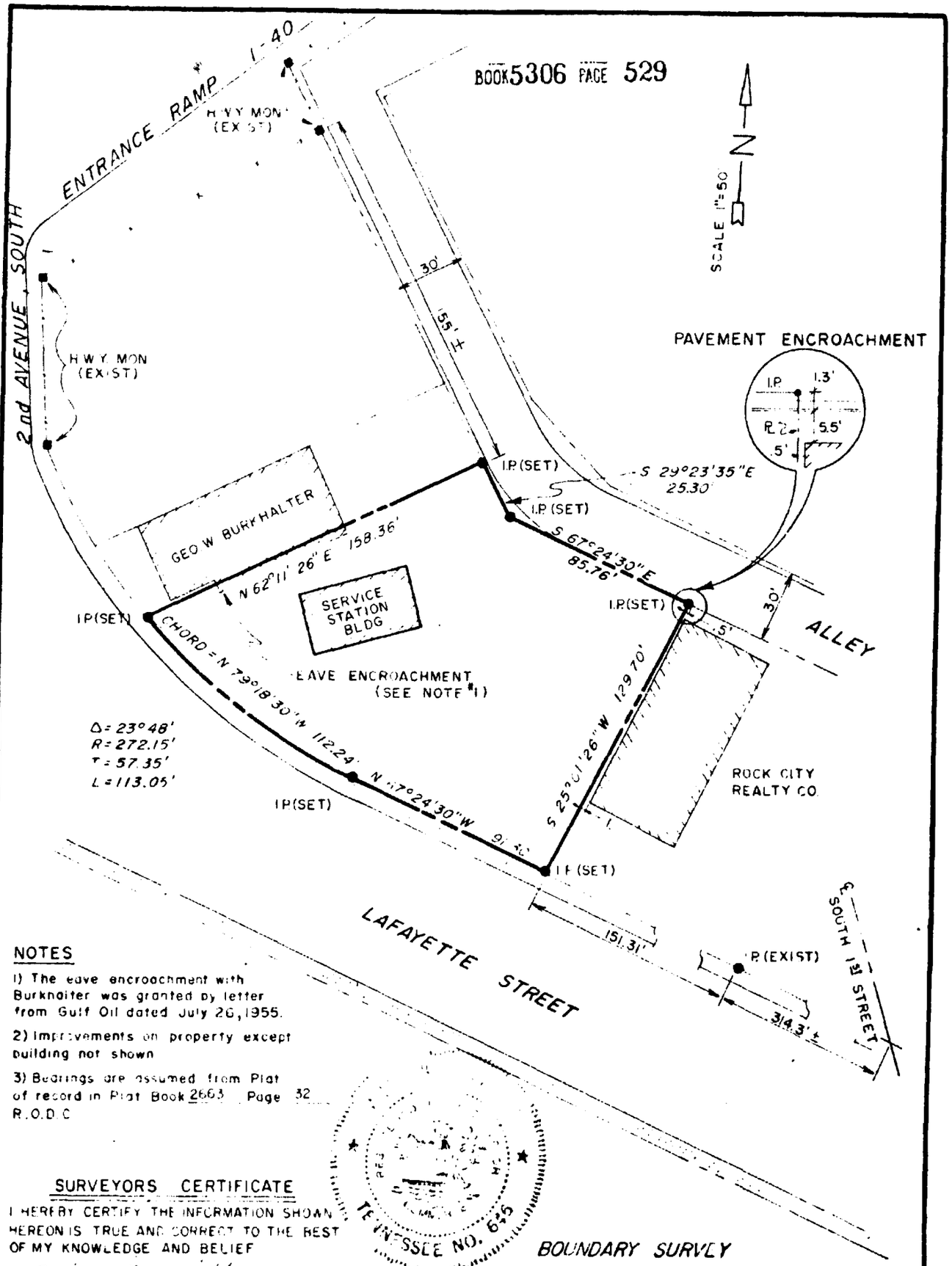
NOTARY PUBLIC, STATE AT LARGE
LINDA C. DARKINS

My Commission Expires:

Notary Public, Georgia, State at Large
My Commission Expires Aug. 12, 1978

JUL-3??	CONV	25,500.00			
JUL-3??STAX			B*	66.30	
JUL-3??PWFEE			B*	.50	
JUL-3??	WDEED		B*	8.00	* 74.80

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NOTES

1) The eave encroachment with Burkhalter was granted by letter from Gulf Oil dated July 26, 1955.

2) Improvements on property except building not shown

3) Bearings are assumed from Plat of record in Plat Book 2663 Page 32 R.O.D.C

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

BY _____ DATE _____
TENNESSEE REGISTERED LAND SURVEYOR
LICENSE NO. 646

TENNESSEE NO. 635

BOUNDARY SURVEY

GULF OIL CORPORATION

2nd AVE., S. & LAFAYETTE ST.
NASHVILLE, DAVIDSON CO, TENN.

"EXHIBIT A"

SOUTHERN CONSULTANTS, INC.
PLANNERS - ENGINEERS - SURVEYORS
3904 HILLSBORO ROAD, NASHVILLE, TN 37215