Map + Parcel No. 83-14

BOOK 5611 PAGE 87

WARRANTY DEED

STATE OF TENNESSEE |
|
COUNTY OF DAVIDSON |

THIS INDENTURE made this 4th day of June, 1980, between TEXACO INC., a Delaware corporation, hereinafter called the Grantor, and GREAT AMERICAN PROPERTIES-TENNESSEE, INC., a Georgia corporation, hereinafter called the Grantee:

WITNESSETH: That the Grantor, acting by and through its duly authorized officers, for and in consideration of the sum of $10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain land with improvements thereon situated in the County of Davidson, State of Tennessee, to wit:

> Land in The Fifth Civil District of Davidson County, Tennessee, being Lot No. 3 of the resubdivision of Lot No. 2 of the Milmarnat Subdivision as of record in Book 4300, Page 118, Register's Office for said County, more particularly described as follows, to-wit:
>
> BEGINNING with a concrete monument at the end of the control access fence of I-24 and Old Hickory Blvd. northeastern quandrant; THENCE S. 29° 44' W. 99.25 feet to a concrete monument; THENCE, N. 84° 47' 27" W. 141.44 feet to a concrete monument; THENCE, N. 41° 54' 39" W. 32.68 feet to an iron pin; THENCE, N. 10° 58' 49" E. 273.78 feet to an iron pin; THENCE, S. 83° 03'E 200.0 feet to an iron pin; THENCE, S. 11° 13' W. 199.35 feet to the point of beginning, and being the same property conveyed to Texaco Inc., a Delaware corporation, by Deed dated December 31, 1971 from Milmarnat Corporation, a Tennessee corporation, recorded in Book 4569, Page 888, Register's Office of Davidson County, Tennessee. The above-described land adjoins a controlled access highway with no right of ingress and egress.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

This Instrument prepared
by Joe M. Jackson, Attorney
for Texaco Inc.
P. O. Box 52332
Houston, Texas 77052

FELIX ZUMSTEG REGISTER
DAVIDSON COUNTY, TENN.
JUN 10 12 45 PM '80
IDENTIF. REFERENCE

F 92769

There is located in the southeastern corner of the above described land a 60.2' x 47.0' x 61.4' x 45.8' tract of land enclosed by a fence and designated as a cemetery and Grantor makes no warranties or represention with reference to same and this deed conveys only such title, if any, Grantor now has in and to such cemetery tract.

As a part of the consideration for this conveyance, Grantee covenants and agrees that, for a period of ten (10) years from the date of this deed, the premises conveyed herein shall not be used for the sale or advertising of any motor fuels or the storage thereof for sale or wholesale distribution, or this displaying of the trademark or symbol of any motor fuels, supplies or manufacturers, it being understood that this covenant shall be a covenant running with the land and shall be binding upon Grantee, its successors and assigns.

This conveyance is made subject to any and all easements, rights of way, restrictions, and restrictive covenants, if any, of record affecting or encumbering the above-described premises.

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

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and except as stated hereinabove, hereby warrants the title to said land and will defend the same against the lawful claims of all persons whatsoever.

This Deed is executed and delivered by Grantor in exchange for a Deed from Grantee of even date, conveying to Grantor a certain 0.7005 acre tract of land out of Block L/7940 of Brookhollow Place, Section Three, an addition to the City of Dallas, Texas, as filed for record in Volume 73223, Page 0891, of the Dallas County Plat Books and being fully described by metes and bounds in said Deed, to which reference is here made for all pertinent purposes, and Grantor hereby waives any lien or right of re-conveyance which would or might otherwise be implied in favor of Grantor by reason of the total or partial failure of

title or other deficiency in the conveyance of the real property received in exchange by Grantor.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

TEXACO INC.

R.R. McCALL

By R R McCall
Vice President

Attest: Ruth M. Gwinn [SEAL]
Assistant Secretary

APPROVED
As to Terms
As to Form
As to Description

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, Dianne E. Vickers, Notary Public in and for the State and County aforesaid personally appeared R.R. McCall, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of Texaco Inc., 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 Houston, Texas this 11th day of June, 1980.

Dianne E. Vickers [SEAL]
Notary Public DIANNE E. VICKERS

My Commission Expires 5-13-81

Tax Bills Are To Be Sent To: New Owner

Great American Properties-Tennessee, Inc.
57750 Peachtree Dunwoody Road, Suite 600
Atlanta, Georgia 30342

STATE OF ~~TENNESSEE~~ TEXAS

COUNTY OF ~~DAVIDSON~~ DALLAS

BOOK 5611 PAGE 90

The actual consideration or value, whichever is greater, for this transfer is $137,308.50.

Subscribed and sworn to before me this 6th day of June, 1980.

Affiant

Notary Public

My Commission Expires 10-8-81

LTGJJ1/S

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

BOOK 5611 PAGE 91

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			137300.50-	CO
			356.93	CO TX
			.50	PRFEE
			12.00	WDEED
				CHECK 369.43-
			3371A06/10/80 BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 92769

IDENTIF. REFERENCE

JUN 10 12 45 PM '80

No. 761085