MES:nji
P/N Z-41-037-009
7/28/80

Map 161-0-191

Mail Tax Bills: H. G. Hill Realty Co.
2995 Sidco Drive
Nashville, TN 37204

SPECIAL WARRANTY DEED

BOOK 5631 PAGE 720

THIS INDENTURE, Made and entered into this 28th day of July, 1980, between CITIES SERVICE COMPANY, a corporation organized and existing under the laws of the State of Delaware, with offices at the Cities Service Building, Tulsa, Oklahoma, 74102, Grantor, and H. G. HILL REALTY COMPANY, a Tennessee corporation, whose address is 2995 Sidco Drive, Nashville, Tennessee, 37204, Grantee.

WITNESSETH: That the Grantor, in consideration of Two Hundred Eighty Thousand Dollars ($280,000.00) in hand paid by the Grantee, receipt whereof is hereby acknowledged, hereby sells and conveys unto the Grantee, its successors and assigns the following described real estate situated and being in Davidson County, State of Tennessee:

Being Lot No. 1 as shown on the Plan of Hickoryview Commercial Park, Section 3, as of record in Book 5200, Page 267, Register's Office for Davidson County, Tennessee.

Starting at a concrete monument at the Northwest intersection of Hickoryview Drive and Hickory Plaza, thence North 08° 35' 57" East, 406.1 feet to an iron pin; thence North 77° 12'22" East 563.72 feet to an iron pin on the right-of-way of Nolensville Pike; thence following said right-of-way to the South, South 11° 58' 56" East, 21.74 feet to a point in a curve to the Southwest having an interior angle of 04° 20' 09", a radius of 5,543.24 feet, a length of 419.49 feet to a point in the Western right-of-way of Nolensville Pike, said point being a common corner of Cities Service Company; thence leaving Nolensville Pike, running with Cities Service property line, South 82° 21' 16" West 148.04 feet to a corner, said corner being the Northwest corner of the Cities Service Company tract; thence continuing with Cities Service Company line, South 07° 38' 43" East 150.22 feet to a point in the North right-of-way of Hickoryview Drive; thence along Hickoryview Drive North 82° 16' 06" West 564.56 feet to the point of beginning; said tract containing 6.9 acres and being part of the property conveyed to Cities Service Company by American Fletcher National Bank and Trust Company by deed of record in Book 5497, Page 234, Register's Office for Davidson County, Tennessee.

Subject to any condition that an accurate survey or inspection of the premises might show and to covenants, easements and restrictions of record.

MES:nji
P/N Z-41-037-009
7/28/80



TO HAVE AND TO HOLD the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining, to the Grantee, its successors and assigns, forever.

The Grantor, for itself and its successors, covenants with the Grantee, its successors and assigns, that the Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it and its successors will warrant and forever defend said premises to the Grantee, its successors and assigns, against the claims of all persons claiming by, through or under the Grantor, and none other.

The Grantee agrees that the premises hereby granted shall not be used by Grantee, its successors or assigns, for a motor vehicle service station or other outlet for the sale, distribution or storage of motor vehicle fuels for a period of five (5) years from the date hereof.

IN WITNESS WHEREOF, Grantor has caused its corporate seal to be affixed to this deed and for same to be signed and delivered in its name and on its behalf by W. G. SWARTZ, its Vice President, Petroleum Products Group, and LEWIS J. HAINES Assistant Secretary, heretofore duly authorized on the day and year first above written.

CITIES SERVICE COMPANY

ATTEST:

LEWIS J. HAINES
Assistant Secretary

By W. G. Swartz
W. G. SWARTZ
Vice President, Petroleum Products Group

H. G. HILL REALTY COMPANY

Attest:

H. L. Thompson

By H. R. Hill, Jr. Exec. Vice Pres. and Secretary

MES:nji
P/N Z-41-037-009
7/28/80

STATE OF OKLAHOMA )
) ss.
COUNTY OF TULSA )

BOOK 5631 PAGE 722

Before me, a Notary Public in and for said State, duly commissioned and qualified, personally appeared W. G. SWARTZ and LEWIS J. HAINES, with whom I am personally acquainted, and who upon oath, acknowledged themselves to be Vice President, Petroleum Products Group, and Assistant Secretary, respectively, of CITIES SERVICE COMPANY, the within named Grantor, a corporation, and that they as such Vice President and Assistant Secretary being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by themselves as Vice President, Petroleum Products Group, and Assistant Secretary, respectively, and affixing the corporate seal thereto.

WITNESS my hand and seal at my office in Tulsa, Oklahoma, this 28th day of July, 1980.

Alberta Baker
Notary Public

My Commission Expires:

January 21, 1981.

STATE OF TENNESSEE )
) ss.
COUNTY OF DAVIDSON )

Before me, a Notary Public in and for said State, duly commissioned and qualified personally appeared H. R. FLINTOFF, with whom I am personally acquainted, and who upon oath, acknowledged himself to be Executive Vice-President & Secretary of H. G. HILL REALTY COMPANY, the within named Grantee, a corporation, and that he as such Executive Vice-President & Secretary being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by him as said Executive Vice-President & Secretary, and affixing the corporate seal thereto.

WITNESS my hand and seal at my office in Nashville, Tennessee, this 31st day of July, 1980.

Notary Public

My Commission Expires:

September 25, 1983

* * * * * * * * * * *

I hereby swear or affirm that the actual consideration or true value for this transfer, whichever is greater,

MES:nji
P/N Z-41-037-009
7/28/80

BOOK 5631 PAGE 723

is Two Hundred Eighty Thousand ---- DOLLARS ($ 280,000.00 ), which amount is equal to or greater than the amount which the property transferred would command at a voluntary sale.

H. C. Flinn III

Grantee

Subscribed and sworn to before me this 31st day of July, 19 80.

Notary Public

My Commission Expires:

September 25, 1983

This instrument prepared by: Marcus E. Smith, Jr., Attorney
Address: Cities Service Company
P. O. Box 300
Tulsa, Oklahoma 74102

G 0 0 1 9 2

IDENTIF. REFERENCE

AUG 1 9 39 AM '80

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TENN.

**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

BOOK 5631 PAGE 724

**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 |
|---|---|---|---|---|

280000.00- CO
728.00 CO TX
.50 PRFEE
12.00 WDEED
CHECK 740.50-
2898A08/01/80 BAL .00

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

G.O.I.92

T
IDENTIF. REFERENCE

AUG 1 9 39 AM '80

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 771069