MAP 119-4 Par 134.1 Ts

BY THIS DEED, made and entered into this 7th day of January, 1982, between GULF OIL CORPORATION, a Pennsylvania Corporation, successor by Merger to TREMARCO CORPORATION a former Delaware Corporation, hereinafter called "GULF", and H. G. HILL REALTY COMPANY, a Corporation organized and existing under the laws of the State of Tennessee, whose address is 2995 Sidco Drive, Nashville, Davidson County, Tennessee 37204, hereinafter called "GRANTEE", GULF, for and in consideration of the sum of Eight Hundred and No/100 Dollars ($800.00), paid by the GRANTEE, the receipt of which is hereby acknowledged, has sold and by this Deed does convey fee simple title to GRANTEE, its successors and assigns, in and to all that tract of land, together with all improvements, located in the City of Nashville, County of Davidson, State of Tennessee, being more particularly described as follows:

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Beginning at a point on the southeasterly margin of Thompson Lane at a point of intersection of the westerly line of property conveyed unto H. G. Hill Realty Company by Deed from Glencliff Estates, Inc., of record in Book 1755, Page 87, Register's Office for said Davidson County, Tennessee, thence in accordance with survey of J. E. Maddox dated December 14, 1955, running South 49° 12' East along the westerly property line of said H. G. Hill Realty Company property 259.40 feet; thence in accordance with said Maddox survey running South 53° 34' West 75.0 feet; thence running North 38° 32' West 252.74 feet to a point on the southeasterly margin of said Thompson Lane; thence running easterly along the southeasterly margin of Thompson Lane North 52° 41' East 27.0 feet to the point of Beginning.

Being a part of the same property conveyed to Tremarco Corporation from Eugene Gower Bugg, Robert Benjaman Bugg, George Levy Bugg, Martha Ann Bugg Blankenship, Margaret Virginia Gower and John Lee Gower by Deed dated May 15th., 1956 and recorded in the Office of the Register of Davidson County, Tennessee in Book 2540, Pag 62 and being the same property acquired by Gulf Oil Corporation by merger to Tremarco dated August 3rd, 1973.

Reserving to GULF, its successors and assigns, a perpetual easement for unobstructed ingress and egress over and across the northwesterly part of the herein described property and being more particularly described as follows;

Beginning at a point on the southeasterly margin of Thompson Lane at a point of intersection of the westerly line of property conveyed unto H. G. Hill Realty Company by Deed from Glencliff Estates, Inc., of record in Book 1755, Page 87, Register's Office of Davidson County, Tennessee; thence running westerly along the southwesterly margin of Thompson Lane South 52° 41' West a distance of 27.0 feet to a point; thence southeasterly South 38° 32' East a distance of 50.0 feet to a point; thence northeasterly North 52° 41' East a distance of 37 feet more or less to a point in the westerly line of H. G. Hill Realty Company property; thence northwesterly North 49° 12' West a distance of 51 feet more or less to the point of beginning.

ALSO, Reserving to Gulf, its successors and assigns, a perpetual easement for surface drainage, as at present, under, over and across the herein described property; such drainage to be reserved unto GULF'S property (now or hereafter owned) lying westerly of and adjacent to the herein described property.

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.

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 its acceptance hereof assumes and agrees to pay.

New Owner, + tax bills:
H.G. Hill Realty Co.
2995 Sidco Dr.
Nashville, Tn. 37204

01/19 8.50

8251

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 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, its 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.

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Signed, sealed and delivered in the presence of:

GULF OIL CORPORATION

By: _____
Attorney-in-Fact

Attest: _____
Assistant Secretary

STATE OF TEXAS

COUNTY OF HARRIS

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 C. J. FAIGLE, JR. 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 7th day of January, 1982.

_____
NOTARY PUBLIC

My Commission Expires:
JENNIE O. Y. ONG
Notary Public in the State of Texas
My Commission Expires June 23, 1984

RUSH

THIS INSTRUMENT PREPARED BY
H. E. CATRON, SR.
WHOSE BUSINESS ADDRESS IS
4205 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 80000
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 19th DAY OF January 1982
Deputy Register

JAN 19 | 10 PM '82
FELIX Z. HILLSMAN, REGISTER
DAVIDSON COUNTY, TENN.

RECEIVED FOR REFERENCE

G 7.6 | 5 7.

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 5842 PAGE 457

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
			800.00- CO	
			2.08 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CASH:	8.58-
8251	A01	1/19/82	BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 7.6 1-5.7-

IDENTIF. REFERENCE

JAN 19 1 10 PM '82

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TENN.

No. 862955