BY THIS DEED, made and entered into this 22ND day of MARCH, 1984, between GULF OIL CORPORATION, a Pennsylvania corporation, hereinafter called "Gulf", and LOFTIS TIRE & SUPPLY COMPANY, INC., a Tennessee corporation of Nashville, Tennessee, hereinafter called "Grantee"; Gulf, for and in consideration of the sum of Ninety-five Thousand and 00/100 Dollars ($95,000.00) paid by 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, situated in the City of Nashville, County of Davidson, State of Tennessee, being more particularly described as follows to wit:

BOOK 6273 PAGE 616

A certain tract or parcel of land in Davidson County, Tennessee, being Lots 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 and the east five feet of a 10-foot alley, on the plan of the subdivision of the Caswell Rose Home Tract, as of record in Book 974, page 50, of the Register's Office for Davidson County, Tennessee, said alley being closed by Agreement dated October 15, 1956, and recorded in Book 2635, page 206, Register's Office for Davidson County, Tennessee, and said property being more particularly described as follows:

BEGINNING at the southeasterly corner of said Lot 13, thence running westerly with the northerly margin of Inverness Avenue 118 feet 2 inches to the center line of said 10-foot alley, thence run northerly along the center line of said closed alley 202 feet 6 inches, thence run in an easterly direction 5 feet to the northwesterly corner of said Lot 4, thence continuing in an easterly direction along the northerly line of said Lot 4, 113 feet 4 inches to an iron pin on the westerly side of the Nashville-Franklin Railway, now abandoned, thence southerly with the westerly line of Nashville-Franklin Railway 202 feet 6 inches to the point of beginning.

Being the same property conveyed to Gulf Oil Corporation by deed from Gulf Refining Company dated December 31, 1956, and recorded on November 26, 1957, in Book 2705, page 131, of Davidson County, Tennessee, described in item number 37 thereof.

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.

THIS INSTRUMENT PREPARED BY
J. G. BRUDA
WHOSE BUSINESS ADDRESS IS
4205 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

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 acceptance hereof assumes and agrees to pay.

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3691

Gulf, for itself, its successors, and assigns, warrants, and will forever defend the right and title to the described tract unto 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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THIS INSTRUMENT PREPARED BY
J. G. GRUDA
WHOSE BUSINESS ADDRESS IS
4205 HILLSBORO ROAD
NASHVILLE, TENNESSEE 37215

Signed, sealed, and delivered in the presence of:

R. D. Hess

Mari L. Whitehead

GULF OIL CORPORATION

By: J. C. HARDEMAN
Attorney-in-fact

Attest: J. RONALD SANDBERG
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 J. RONALD SANDBERG, to me personally well know, 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 official seal on this 22nd day of April, 1984.

Notary Public

My Commission Expires:

MALINDA A. JONES
Notary Public in the State of Texas
My Commission Expires June 13, 1987

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer was $82,725 for land and improvements and $12,275 for personal equipment.

GULF OIL CORPORATION

BY: J. M. Brida

Subscribed and sworn to before me this 17th day of April, 1984.

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Elaine A. Calongne
NOTARY PUBLIC

My Commission Expires

Oct. 19, 1986

Being Lot #118
Parcel #260

The mailing address of purchaser is:

Loftis Tire & Supply Co., Inc.
P. O. Box [redacted] 22553
Nashville, Tennessee 37202

RUSH

I 1 6 4 5 9

IDENTIF. REFERENCE

APR 19 11 35 AM '84

FEE REGISTER
DAVIDSON COUNTY, TN

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

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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

82725.00- CAMT.
215.02 CSTAX
.50 PRFEE
5.00 WDEED
CHECK 224.52-
9691A04/19/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

T 116459

IDENTIF. REFERENCE

APR 19 11 35 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No. 29411