Name & Address of New Owner
HERMITAGE PROPERTIES, A PARTNERSHIP
30 Middleton Street
Nashville, Tennessee 37210

Send Tax Bills To:
SAME

Map 93-11
Par. 211
13W4295

THIS INSTRUMENT PREPARED BY:
Mary Trueheart Walker, Counsel
Exxon Company, U.S.A.
(a division of Exxon Corporation)
P. O. Box 2567
Houston, Texas 77252-2567

BOOK 6643 PAGE 771

SPECIAL WARRANTY DEED

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS: THAT
COUNTY OF DAVIDSON §

EXXON CORPORATION, a New Jersey corporation (successor by merger to Humble Oil & Refining Company), having an office at 800 Bell Street, Houston, Texas 77002, hereinafter called "Grantor," for and in consideration of the sum of Sixty-seven Thousand and No/100 Dollars ($67,000.00) cash to it in hand paid by HERMITAGE PROPERTIES, A PARTNERSHIP, 30 Middleton Street, Nashville, Tennessee 37210, hereinafter called "Grantee," the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, subject to the further provisions of this Deed, all that certain tract or parcel of land (the "Property") lying and being in the City of Nashville, County of Davidson, State of Tennessee, being more particularly described in Exhibit "A," attached hereto and incorporated herein for all purposes.

This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record and all laws, regulations and restrictions, including building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the above-described Property.

Grantee acknowledges that the Property described herein has been used as a service station for the storage, sale, transfer, and distribution of motor vehicle fuel, petroleum products or derivatives containing hydrocarbons, and that such fuel, products or derivatives may have been spilled, leaked, or otherwise discharged onto or into the Property.

2541

Ad valorem taxes and special assessments, if any, against the Property herein conveyed for the current year shall be prorated between Grantor and Grantee as of the effective date hereof, and Grantee hereby assumes and agrees to pay same.

TO HAVE AND TO HOLD the above-described Property, together with the appurtenances, estate, title and interest thereto, unto the said Grantee, Grantee's successors and assigns, forever, subject to the provisions hereof, and in lieu of all other warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed this 26th day of August, 1985, but EFFECTIVE as of the 29th day of AUGUST, 1985.

ATTEST:

B. P. Pierce
Assistant Secretary

EXXON CORPORATION

By: John B. Turner, Jr.
Vice President

FORM APPROVED

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, a Notary Public of the State and County aforesaid, personally appeared JOHN B. TURNER, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of EXXON CORPORATION, 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.

BOOK 6643 PAGE 773

Witness my hand and seal of office in Harris County, Texas this 26th day of August, 1985.

Mary M. Davenport
Notary Public, State of Texas

My commission expires:_____
MARY M. DAVENPORT
Notary Public in and for State of Texas
My Commission Expires 10-25-86

A-101

STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

The actual consideration for this transfer or value of property (whichever is greater) is $67,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

HERMITAGE PROPERTIES,
A PARTNERSHIP

By: Lee Watson

Name: LEE WATSON

Title: PARTNER

Sworn to and subscribed before me this 29th day of August, 1985.

Notary Public in and for
Davidson County, TENNESSEE

My commission expires:
OCTOBER 1, 1988

DONALD C. CARLTON
NOTARY PUBLIC AT LARGE
STATE OF TENNESSEE

EXHIBIT "A" TO SPECIAL WARRANTY DEED FROM EXXON CORPORATION TO HERMITAGE PROPERTIES, A PARTNERSHIP

A certain tract or parcel of land located within the City of Nashville, Davidson County, Tennessee, known as Lots 5, 6 and 7 on the Plan of the Subdivision of Lot No. 50 of the University property, as of record in Book 57, page 54, Register's Office for Davidson County, Tennessee, described according to Survey No. 51948 prepared by William Collier Parrish on April 3, 1959, as follows:

BOOK 6643 PAGE 774

Beginning at the south east corner of Academy Place, formerly Asylum Street, and Hermitage Avenue, formerly Fillmore Street; thence with the easterly margin of said Academy Place, southerly 217.77 feet to the north west corner of Lot No. 4 on said Plan; thence with the line between Lots Nos. 4 and 5, easterly 160 feet to the westerly margin of an alley; thence with same, northerly 50.86 feet to the southerly margin of said Hermitage Avenue; thence with same westerly 231.15 feet to the beginning.

Being the same land as described in that Warranty Deed dated September 24, 1959 from Charles E. Riley and wife, Bessie Wilson Riley, Grantors, to Esso Standard Oil Company, Grantee, of record in Book 2961, page 610 of the Register's Office for Davidson County, Tennessee.

Esso Standard Oil Company, a Delaware corporation, merged into Humble Oil & Refining Company, a Delaware corporation, December 31, 1959. Humble Oil & Refining Company, a Delaware corporation, merged into Exxon Corporation, a New Jersey corporation, January 1, 1973.

3278
IDENTIFICATION REFERENCE
AUG 30 10 30 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

BOOK 6643 PAGE 775

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

67000.CO- CAITE
174.20 CSTAX
.50 PRFEE
12.00 WDEED
CHECK 186.70-
2541A08/30/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3278 I.

IDENTIFICATION REFERENCE

AUG 30 10 30 AM '85
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 168384