Boy 33

T&C: 5-TN-464
MPC Unit No.: 3301
EMC Unit No.: 9476
Location: Nashville, Tennessee
3701 Gallatin Pike

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4-TN

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS: That Marathon Petroleum Company, formerly Marathon Oil Company and The Ohio Oil Company, an Ohio corporation, 539 South Main Street, Findlay, Ohio 45840 ("GRANTOR"), for the consideration of Ten and No/100 Dollars ($10.00), releases, remises and quitclaims to EMRO MARKETING COMPANY, a Delaware corporation ("GRANTEE"), whose tax mailing address will be c/o Property Tax Department, 539 South Main Street, Findlay, Ohio 45840, the following described real estate, situated in the City of Nashville, County of Davidson and State of Tennessee, to-wit:

TRACT 1: LAND in Davidson County, Tennessee, being Lot No. 227 on the Revised Plan of part of Inglewood Place, as of record in Book 421, Page 137, Register's Office for Davidson County, Tennessee.

SAID Lot No. 227 fronts 62 feet on the southerly side of Stratford Avenue and runs back 205 feet more or less on the easterly line and 220 feet more or less on the westerly line, with the easterly margin of the right-of-way of the Nashville and Gallatin Interurban Railway (now abandoned) to a dead line, measuring 103 feet thereon.

TRACT 2: LAND in Davidson County, Tennessee, being Lot No. 228 on the Plan of the Revision of part of Inglewood Plan, as of record in Book 421, page 137, Register's Office for Said County, the said Lot No. 228 being parts of Lots Nos. 228 and 229 on the Map of Inglewood Place as of record in Book 332, page 101, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the southerly margin of Stratford Avenue 124 feet east of the easterly margin of the right-of-way of the Nashville and Gallatin Inter-urban Railway Company, said point being the corner of Lots Nos. 228, and 229 on the Revised Plan; thence at right angles southwardly along the west line of Lot No. 229 in said Revised Plan 205 feet to the northerly line of Lot No. 225-A in said Revised Plan; thence west along the north line of Lots 225-A and 225-B 100 feet to the southeast corner of Lot No. 227; thence northeastwardly along the east line of said Lot No. 227 to Stratford Avenue; thence eastwardly along the southerly margin of Stratford Avenue 62 feet to the beginning.

TOGETHER with all right, title and interest of Grantor in and to the adjoining streets, highways and alleys.

and as further described as follows:

A tract of land in Davidson County, Tennessee, being lots numbers 227 & 228 on the Revised Plan of Part of Inglewood Plan as of record in Book 421, page 137 R.O.D.C. Tn. and described as follows:

Beginning at a point in the intersection of the Eastern R.O.W. margin of Gallatin Pike and Southern R.O.W. margin of Stratford Ave., thence with the R.O.W. margin of Stratford Ave. S81°10'42"E 123.50 ft. to an iron pin, thence S8°46'W 204.63 ft. to an iron pin, thence N81°16'W 203.11 ft. to an iron pin in the Eastern R.O.W. of Gallatin Pike thence N30°00'E 219.79 ft. to the point of beginning. Said tract containing 0.7676 Ac. more or less.

Being the same property quitclaimed to the Grantor, Conwed Corporation, from Robert E. Crowson, of record in Deed Book 7467, Page 226, Register's Office for Davidson County, Tennessee.

PRIOR DEED REFERENCE: Register's Office of Davidson County, Tennessee
Book 7467, Page 228-229

This is improved property known as: 3701 Gallatin Pike, Nashville, Tennessee

IN WITNESS WHEREOF, said Grantor sets its hand and corporate seal, by R. E. White, its Vice President, and W. J. Boney, its Assistant Secretary, this 8th day of May, 1989.

Signed and acknowledged in the presence of:

Janice L Smith

Joyce A. Tillis

MARATHON PETROLEUM COMPANY

By: R. E. White
Name: R. E. White
Title: Vice President

And: W J Boney
Name: W. J. Boney
Title: Assistant Secretary

STATE OF OHIO)
)
COUNTY OF HANCOCK)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared R. E. White and W. J. Boney, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Vice President and Assistant Secretary, respectively, of Marathon Petroleum Company, the within named bargainor, a corporation, and that they executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation each by himself as Vice President and Assistant Secretary.

Witness my hand and seal, at office in Findlay, Ohio, this 8th day of May, 1989.

Kathleen R Railing
Notary Public

Commission expires 1-27-91

KATHLEEN R. RAILING, Hancock County
Notary Public, State of Ohio
My Commission Expires January 27 1991

STATE OF OHIO)
) SS.
COUNTY OF HANCOCK)

The actual consideration for this transfer is $51,376.00.

R. E. White
Vice President

Sworn to and subscribed before me this 8th day of May, 1989.

Kathleen R. Railing
Notary Public

My Commission expires 1-27-91

KATHLEEN R. RAILING, Hancock County
Notary Public, State of Ohio
My Commission Expires January 27 1991

3338 08/17/0101 03CHECK 179.62

Address of New Owner:

Emro Marketing Company
2525 North Limestone Street
Springfield, Ohio 45503

SEND SUBSEQUENT TAX BILLS TO:

Emro Marketing Company
c/o Property Tax Records
539 South Main Street
Findlay, Ohio 45840

Map-Parcel Numbers: 061-15-0 319.00

This Instrument
Prepared By:
Q. H. Wood, Attorney
539 South Main Street
Findlay, Ohio 45840

AFTER RECORDING
MAIL TO:

TICOR TITLE INSURANCE CO.
175 South Third Street
Suite 270
Columbus, Ohio 43215
(Order No. 04644)

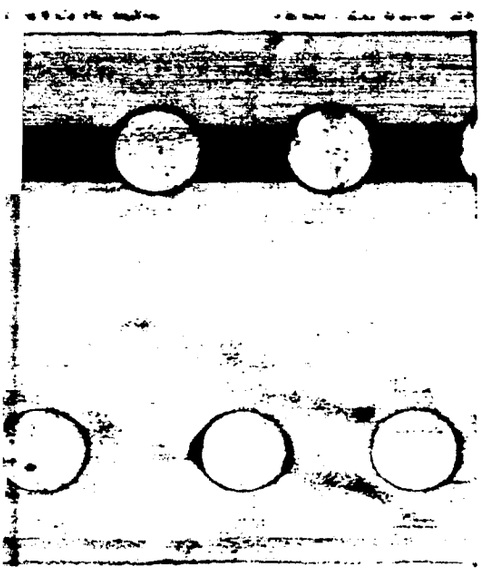
65/LAWPKH

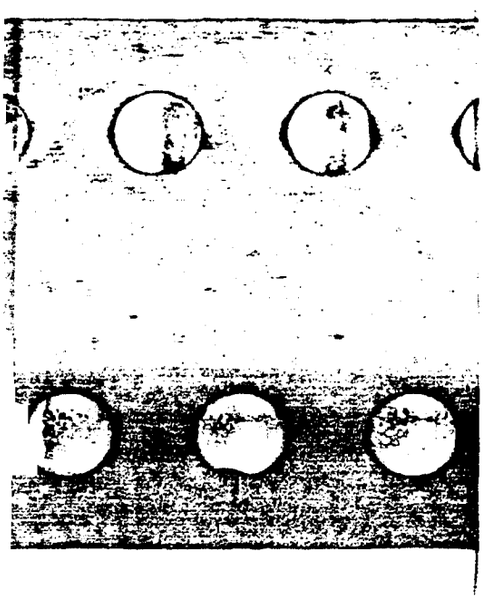
55785

IDENTIF. REFERENCE

AUG 7 2 56 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7909 PAGE 52

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 51376.00
CON TX 169.62
PRFEE 1.00
MDEED 9.00
TOTAL 179.62
CHECK ~~179.62~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 08/07/89 01 14:58 0001 3338

55785

IDENTIF. REFERENCE

AUG 7 2 57 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 236653