WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13TH DAY OF JULY, 1999.

Notary Public

MY COMMISSION EXPIRES: May 26, 2002.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Exxon Corporation, A New Jersey Corporation	Owner	136-39
(NAME) **800 Bell Street Suite 2617**	(NAME)	
(ADDRESS) **Houston, TX 77002**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **Billy R. Dean**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Exxon Corporation, A New Jersey Corporation**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

SEE ATTACHED EXHIBIT A

BOOK 11573 PAGE 615

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

unimproved ☐

This is improved ☒ property, known as **2664 Smith Springs Road, Nashville, TN 37217**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

06111860

99 JUL 15 AM 10:38

Witness my/our hand(s) this 13th day of July, 1999.

Billy R. Dean

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named Billy R. Dean the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of July, 1999.

Commission expires: 5-26-2002

Notary Public

ELIZABETH E. TRIPLETT
NOTARY PUBLIC
AT LARGE
DAVIDSON COUNTY

BOOK 11573 PAGE 616

EXHIBIT A

A tract of land in the twenty-seventh councilmanic district of Metropolitan Nashville Davidson County, Tennessee, being part of Lot 3 as shown on the plan of John C. Estes of record in Minute Book "J", Page 170, Register's Office for Davidson County, (R.O.D.C.), Tennessee and being more particularly described according to a survey prepared by Ragan-Smith Associates, Inc., Job Number 98-130, W.O. Number 5959 and proceeding as follows:

Beginning at an iron pin (new) on the northerly right-of-way margin of the new Smith Springs Road, a 50-foot public right-of-way; said pin being at the Southwest corner of a parcel of land conveyed to the United States of America, Tract No. 750, J. Percy Priest Dam and Reservoir project of record in Deed Book 3847, Page 787, R.O.D.C., Tennessee; thence,

with the northerly right-of-way margin of said Smith Springs Road, N. 78 deg. 30' 22" W. 240.57 feet to an iron pin (new); said pin being the southeast property corner of the John D. Waldron, et ux property of record in Deed Book 3034, Page 229, R.O.D.C., Tennessee; thence,

leaving said right-of-way margin, with the east property line, in part, of said Waldron, N. 12 deg. 00' 00" E, passing through an iron pin (old) at 9.92 feet, in all 169.92 feet to an iron pin (old); said pin being the southwest property corner of the Cecil E. Waggoner property of record in Deed Book 7750, Page 967, R.O.D.C., Tennessee; thence,

with the south property line of said Waggoner, S 78 deg. 51' 48" E. 213.76 feet to an iron pin (new) on the southwesterly margin of the old Smith Springs Road, formerly Bell Road, a 50-foot right-of-way; thence;

with said southwesterly margin, S 30 deg. 43' 11" E. 95.28 feet to a concrete monument (old); said monument being the northerly property corner of said United States of America property; thence,

leaving said margin, with the westerly property line of said United States of America property, S 32 deg. 31' 31" W., passing through an iron pin (old) at 92.44 feet, in all 107.86 feet to the point of beginning and containing 43.346 square feet or 0.995 acres, more or less as calculated by the above courses and distances.

Being the same property conveyed to Billy R. Dean by deed of record in Book 9677, Page 679, Register's Office for Davidson County, Tennessee.

BOOK 11573 PAGE 617

1493.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11573 PAGE 618

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

0611860

IDENT... REFERENCE

99 JUL 15 AM 10:38

REGISTER
DAVIDSON CO. TN.

	CAMT
	400000.00
CON TX	1460.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1495.00
CHECK	1495.00

07/15/99 01 10:46 0001 2680

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1491013