ADDRESS NEW OWNER AS:
Mothasem M. Ayesh
803 Dickerson Pike
Nashville, TN 37207

SEND TAX BILLS TO:
Same

THIS INSTRUMENT PREPARED
BY: Clyde W. Richert III
Attorney at Law
Springfield, Tennessee

Bill Garrett Davidson County
Batch# 91065 DEEDWARR
05/11/2018 10:45:01 AM 2 pgs
Fees: $13.00 Taxes: $4,243.80

20180511-0045286

Map 082 – 06 – 0
Parcel 013.00

THIS DEED OF CONVEYANCE, executed and delivered by **HOLLINGSWORTH OIL COMPANY, INC.,** hereinafter called the Grantor, to **MOTASEM MANSOUR AYESH**, hereinafter called the Grantee;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Grantee, heirs and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Beginning at a railroad spike (old) in the Easterly margin of Dickerson Pike, US Highway 3l-W, the Southwest corner of a tract of land which belongs to Shirley J. Gambill, having a deed reference in Instrument No. 20010724078397, Register's office for Davidson County, Tennessee, the Northwest corner of this tract and continuing as follows: South 88° 08' 11" East, 154.00 feet to an iron pin (new), in the Westerly margin of Alley No. 326, the Southeast corner of said tract of land which belongs to Shirley J. Gambill; thence South 01° 00' 49" West, 200.00 feet to a railroad spike (old), at the intersection of the Westerly margin of Alley No. 326, and the Northerly margin of Hancock Street; thence North 88° 08' 12" West, 154.09 feet to a railroad spike (old) at the intersection of Hancock Street and the Easterly margin of Dickerson Pike; thence North 01° 02' 19" East, 200.00 feet to the point of beginning, containing 0.71 acres, or 30,787 square feet, more or less, as surveyed by Steven E. Artz, Tennessee License No. 1708, d/b/a Steven E. Artz and Associates, Inc., 514 South Brown Street, Suite 600, Springfield, Tennessee, dated February 11, 2002.

Being the same property conveyed to Hollingsworth Oil Company, Inc., by deed from RYKS Petro, Inc., of record in Instrument No. 20111128-0091983, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:

1. **USE RESTRICTION: For a period of time until February 27, 2027, the use of the above described property is hereby RESTRICTED to use for the operation of a convenience market which sells at retail of petroleum and related products and services.**

2. **FUEL PURCHASE RESTRICTION: For a period of time until February 27, 2027, any and all gasoline or petroleum products sold or used on or at the herein described property location of 803 Dickerson Road, Nashville, Davidson County, Tennessee and including the actual legal description of the real property, shall be purchased from Hollingsworth Oil Company, Inc., Springfield, Tennessee.**

These Restrictions are binding on the Grantee herein Motasem Mansour Ayesh, heirs, successors and assigns, are also restrictions running with the land as described herein and binding upon the real property.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Grantee, heirs and assigns.

The Grantor further covenants with the Grantee, heirs and assigns, that it has a good and perfect right to convey same, and that said property is unencumbered, except as otherwise set forth herein.

The Grantor further covenants with the Grantee that it will warrant and forever defend the title to said property against the lawful claims and demands of all persons whomsoever.

Taxes are to be prorated and possession granted as of the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set its signature this the 8 day of May, 2018.

Hollingsworth Oil Company, Inc.

By: _____
RONALD L. HOLLINGSWORTH, President

STATE OF TENNESSEE)
COUNTY OF Robertson

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared **Ronald L. Hollingsworth**, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the President of Hollingsworth Oil Company, Inc., the within named bargainor, a Tennessee Corporation, and that he, as such 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 such President.

Witness my hand and official seal at office this the 8 day of May, 2018.

CLYDE W. RICHERT, III
STATE OF TENNESSEE NOTARY PUBLIC
EXP 05-10-2019
ROBERTSON COUNTY

_____
NOTARY PUBLIC

My commission expires: _____

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STATE OF TENNESSEE)
COUNTY OF Davidson)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is $1,146,973.52 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SUBSCRIBED and SWORN to before me this the 8 day of May, 2018.

_____
NOTARY PUBLIC/Register

My Commission Expires: 7/18/2021

AMY HANKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY