BOOK 4911 PAGE 209

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
GRAMERCY ENTERPRISES (NAME)	TAX DEPARTMENT NATIONAL CONVENIENCE STORES, INC. (NAME)	94-0-120
1001 SOUTH VICTORIA AVE. (STREET ADDRESS OR ROUTE NUMBER)	3200 TRAVIS (P.O. BOX 758) (STREET ADDRESS)	
LOS ANGELES, CALIF. 90019 (CITY) (STATE) (ZIP CODE)	HOUSTON, TEXAS 77001 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ---------- $10.00----------
TEN AND NO/100---------- DOLLARS

Cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged,

We, N.C.S. REALTY COMPANY, a Texas Corporation

have bargained and sold, and by these presents do transfer and convey unto the said

GRAMERCY ENTERPRISES, a California Corporation

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being Lot No. 21-A on the Plan of River Hills, Industrial Park, Section 3, as of record in Book 4660, page 19, Register's Office for said County.

BEGINNING at a concrete monument in the easterly margin of Spence Lane at the common front corner of Lots 21-A and 21-B; thence with the line between said Lots easterly 163.37 feet to a point; thence southerly 172.05 feet to a concrete monument in the northerly margin of Lebanon Pike; thence with the margin of the same, westerly 99 feet to a concrete monument at the beginning of a curve to the right having a radius of 50 feet; thence around said curve 78.54 feet to a concrete monument in the easterly margin of Spence Lane; thence with the margin of the same, northerly 120.81 feet to the point of beginning.

Being the same property conveyed to N.C.S. Realty Company, a Texas corporation, by deed from Riverhills, Inc., a Tennessee Corporation as of record in Book 4710, page 136, said Register's Office.

unimproved ( )
This is improved (X) property, known as 1500 (House Number) Lebanon Road (Street)
Nashville (P. O. Address) (City or Town) (Zip Code)

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.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 6th day of May 1975

N.C.S. REALTY COMPANY

BY: Keith E. Eastin, Vice President

Attest: Victoria Kenny, Assistant Secretary

STATE OF TENNESSEE

COUNTY OF _____

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Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19____.

My commission expires _____ Notary Public _____

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF Harris

Before me, Marie Stewart, a Notary Public of the State and County aforesaid, personally appeared Keith E. Eastin and Victoria Kenny with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be Vice President and Asst. Secretary respectively of the N.C.S. REALTY COMPANY, a Texas Corporation, the within named bargainor, a corporation, and that they as such Vice President and Asst. Secretary being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Keith E. Eastin as such Vice President and attesting the same by the said Victoria Kenny as such Assistant Secretary.

Witness my hand and seal, at office in Houston, Texas, this 6th day of May, 19 75.

Marie Stewart, Notary Public

Marie Stewart

Commission expires June 1, 1975

STATE OF ~~TENNESSEE~~ TEXAS

COUNTY OF HARRIS

The actual consideration for this transfer or value of property (whichever is greater) is $ 91,000.00

This is equal to or greater than the property would bring at a fair and voluntary sale.

AGENT

Sworn to and subscribed before me this 6th day of May, 19 75.

My commission expires June 1, 1975 Notary Public

Marie Stewart

This instrument was prepared by:

C. H. Briley, Jr., Atty 344 Fourth Avenue, North, Nashville, Tennessee

Name Address

MAY-9[illegible]	CONV	91,000.00		
MAY-9[illegible]	S'TAX		A* 236.60	
MAY-9[illegible]	PR'FEE		A* .50	
MAY-9[illegible]	W'DEED		A* 4.00	* 241.10

G-235558 dh

WARRANTY DEED

FROM

N.C.S. REALTY COMPANY, a Texas Corporation

TO

GRAMERCY ENTERPRISES, a California Corporation

C 97640

IDENTIF. REFERENCE

MAY 9 10 43 AM '75

REGISTER
DAVIDSON COUNTY, TENN.

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

FILE TENNESSEE TITLE CO.