ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Regent Properties, Inc. (NAME)	National Convenience Stores Inc. (NAME)	59-0-139
150 White Plains Road (STREET ADDRESS OR ROUTE NUMBER)	Real Estate Department P. O. Box 758 (STREET ADDRESS)	
Tarrytown, New York 10591 (CITY) (STATE) (ZIP CODE)	Houston, Texas 77001 (CITY) (STATE) (ZIP CODE)	

WARRANTY DEED

For and in consideration of the sum of ----------$10.00---------- DOLLARS

----------TEN AND NO/100----------

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

NATIONAL CONVENIENCE STORES, INC.

have bargained and sold, and by these presents do transfer and convey unto the said REGENT PROPERTIES, INC.

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

~~Land in the 12th Civil District of Davidson County, Tennessee, described~~ according to a survey dated June 21, 1975 by George Anton as follows:

BEGINNING at a point at the northwest corner of Moormans Arm Road and Whites Creek Pike; thence south 82° 41' west 204.1 ~~feet~~ to a point; thence to the right north 13° 19' west 50 feet to a point; thence north 24° 34' west 83.97 feet to a point; thence to the right north 64° 57' east 148.67 feet to a point in the west margin of Whites Creek Pike; thence to the right with the west margin of Whites Creek Pike along a curve with a radius of 2894.9 feet south 35° 11' east 198.21 feet to a point, the point of beginning, for an area of 27,139 square feet or 0.623 acres.

Being a part of the same property conveyed to National Convenience Stores, Inc., by deed from Exxon Corporation, of record in Book 4841, ~~page 727, Register's Office for said County~~.

SEE EXHIBIT "A" ANNEXED HERETO AND MADE A PART HEREOF.

unimproved ( )
This is improved (XX) property, known as 2700 White's Creek Pike (House Number) (Street)
Nashville, Tennessee (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 30th day of October, 19 75.

ATTEST: NATIONAL CONVENIENCE STORES, INC.

BY:

Victoria Kenny, Asst. Secretary Keith E. Eastin, Vice President

BOOK 4971 PAGE 293

STATE OF TENNESSEE
COUNTY OF _____

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, The Undersigned authority, 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 Assistant Secretary respectively of the NATIONAL CONVENIENCE STORES, INC., 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 30TH day of October, 19 75.

Notary Public

Commission expires June 1, 1977

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF HARRIS

The actual consideration for this transfer or value of property (whichever is greater) is $128,000.00
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 30TH day of OCTOBER 19 75.

My commission expires 6/1/77 Notary Public

This instrument was prepared by:
C. H. Briley, Jr., Atty., 344 4th Avenue North, Nashville, Tenn. 37219

Name			Address
NOV 14 75	CONV	90,000.00	
NOV 14 75	CONV	38,000.00	
NOV 14 75	S'TAX	A* 332.80	
NOV 14 75	PR'FEE	A* .50	
NOV 14 75	W'DEED	A* 6.00	* 339.30

241179-pbh

WARRANTY DEED

FROM NATIONAL CONVENIENCE STORES, INC.

TO

D 24468

IDENTIF. REFERENCE

NOV 14 4 11 PM '75

FELIX [illegible] REGISTER
DAVIDSON COUNTY, TENN.

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

EXHIBIT A

Land in the 12th Civil District Davidson County, Tennessee

Beginning at a point at the northwest intersection of Whites Creek Pike (60 foot R.O.W.) and Moormans Arm Road (50 foot R.O.W.); thence with the north right-of-way line of Moormans Arm Road S 82°41' W 204.1 feet to a point; thence with an interior angle of 96°00';N 13°19' W 50.00 feet to a point; thence with an interior angle of 191°15'; N 24°34' W 83.97 feet to a point; thence with an interior angle of 90°29'; N 64°57' E 148.67 feet to a point in the western right-of-way line of Whites Creek Pike; thence along said western right-of-way line of Whites Creek Pike with an interior angle of 100°08' with the chord of a curve having a radius of 2894.9 feet S 35°11' E 198.16 feet to the Point of beginning, containing 0.623 Acres.