ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
Gramercy Enterprises (NAME)	National Convenience Stores Inc. Real Estate Department (NAME)	105-9-52
1001 S. Victoria Ave. (STREET ADDRESS OR ROUTE NUMBER)	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,

NCS 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Edgehill Estates Section 34, of record in Book 4595, page 131, said Register's Office for said County, described according to a survey dated July 22, 1975 by A. & A. Engineers Inc. as follows:

BEGINNING at a point in the westerly right-of-way of 12th Avenue South, the southeasterly corner of the herein described tract; thence North 81 degrees 27' 07" West, 266.20 feet to an iron pin; thence North 9 degrees 40' 53" East, 76.02 feet to an iron pin in the southerly margin of Wedgewood Avenue; thence N. 79 degrees 24' 23" East, 1.01 feet to an iron pin; thence around a slight curve to the right with the southerly margin of Wedgewood Avenue 245.64 feet to a point, thence around a slight curve to the right 12.42 feet to a point, thence around a slight curve to the right 46.20 feet to a point in the easterly right-of-way margin of 12th Avenue South; thence South 18 degrees 01' 58" West, 35.27 feet to a point; thence around a slight curve to the left 70.09 feet to the point of beginning and containing 0.70 acres.

Being the same property conveyed to NCS Realty Company, by deed from Metropolitan Development & Housing Agency, as of record in Book 4750, page 721, said Register's Office.

This is improved (X) unimproved ( ) property, known as 1815 12th Avenue South (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 10th day of JUNE, 19 76.

Attest: NCS Realty Company

By:

Victoria Kenny, Assistant Secretary — Keith E. Eastin, Vice President

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 them to be Vice President and Asst. Secretary respectively of ~~the~~ NCS Realty Company, 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 18th day of June, 1976.

Marie Stewart
Notary Public

Commission expires June 1, 1977

Texas
STATE OF ~~TENNESSEE~~
COUNTY OF Harris

The ~~actual~~ consideration for this transfer or value of property (whichever is greater) is $ 123,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

Agent for Gramercy Enterprises, Purchaser

Sworn to and subscribed before me
this 18th day of JUNE, 19 76.

My commission expires June 1, 1977 Notary Public

NOTARY PUBLIC HARRIS COUNTY, TEXAS

This instrument was prepared by:

C. H. Briley, Jr., Atty. 344 4th Avenue North Nashville, Tennessee 37219
Name Address

JUN23?? CONV 90,000.00
JUN23?? CONV 33,000.00
JUN23?? S'TAX B* 319.80
JUN23?? PR'FEE B* .50
JUN23?? ~~DEED~~ B* ~~4.00~~ * 324.30

G-239297 bhc

WARRANTY DEED

FROM NCS REALTY COMPANY

TO Gramercy Enterprises

D 55075

IDENTIFICATION REFERENCE

JUN 23 10 34 AM '76

Tennessee Title
Office of
Pioneer National Title Insurance Company
Suite 2114 — Parkway Towers
404 James Robertson Parkway
NASHVILLE, TENNESSEE 37219
Phone 259-2290

FILE TENNESSEE TITLE CO.