Map. 91-13
Par. 276
O.E

BOOK 5258 PAGE 953

This Instrument Prepared By:

Ira H. Bryant, III
Kerr, Davis, Irvine, Krasnow
Rhodes & Semtner
600 Fidelity Plaza
Oklahoma City, Oklahoma 73102

Send Tax Bill To:

Kerr-McGee Refining Corporation
Kerr-McGee Center
Oklahoma City, Oklahoma 73102

SPECIAL WARRANTY DEED

The Grantor, OKLAHOMA STATIONS, INC., a Delaware corporation, City of Oklahoma City, County of Oklahoma, State of Oklahoma, for and in consideration of Ten Dollars ($10.00), in hand paid conveys and specially warrants to KERR-McGEE REFINING CORPORATION, a Delaware corporation, City of Oklahoma City, County of Oklahoma, State of Oklahoma, Grantee, the following described property and premises situate in Davidson County, Tennessee (Station #5PE, 6012 Charlotte Pike, Nashville, Tennessee):

> The easterly part of Lot No. 1 and the southeasterly part of Lot No. 2 on the Plan of E. T. Brown, Trustee's Subdivision of an 18 acre tract on the Charlotte Pike, as of record in Book 332, Page 126, Register's Office for said County, and described according to a copy of a survey thereof made by J. L. Murphy & Co., dated November 5, 1963 as follows:
>
> Beginning at a iron pin in the northerly margin of Charlotte Pike at a point 61 feet easterly fron the easterly margin of Eastboro Drive (formerly Cowan Drive); thence leaving said Pike, and along a fence, North 10°26' West 190.67 feet to an iron pin; thence North 76°01' East along a fence, 95.69 feet to an iron pin; thence North 76°55' East 51.99 feet to an iron pin; thence South 10°54' East along a fence, 152.13 feet to an iron pin in the northerly margin of Charlotte Pike; thence with the margin of the same, westerly 155.76 feet to the point of beginning.

As recorded in Book 3858, at Page 288 of the Records of Davidson County, together with all the improvements thereon and appurtenances thereunto belonging, and warrant the title to the same to be free, clear and discharged of and from all former grants, charges, taxes, judgments, mortgages and other liens and encumbrances of whatsoever nature.

Grantor further grants, sells, conveys and assigns unto Grantee with full right of substitution in the place of Grantor all rights of Grantor under and with respect to all prior warranties and covenants of any kind whatsoever, whether personal or real, pertaining to the above described real property, the title thereto or any interest therein.

TO HAVE AND TO HOLD the described premises unto the Grantee, its successors and assigns forever,

Signed and delivered this 21st day of February, 1978, but effective as of December 1, 1977.

OKLAHOMA STATIONS, INC.

By _____
W. F. Pralle
Vice President

FORM APPROVED LEGAL

OKLAHOMA STATIONS, INC. CORPORATE SEAL 1963 DELAWARE

ATTEST:

_____
Secretary

STATE OF OKLAHOMA)
) ss:
COUNTY OF OKLAHOMA)

Before me, a Notary Public of the State and County aforesaid, personally appeared W. F. Pralle, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Vice President of OKLAHOMA STATIONS, INC., the within named bargainor, a corporation, and he, as such Vice President, being authorized so to do, executed the foregoing agreement for the purpose therein contained, by signing the name of the corporation thereto by himself as Vice President.

WITNESS my hand and seal, at office in Oklahoma County, Oklahoma, this 22nd day of February, 1978.

_____
Notary Public

My Commission Expires:

May 6, 1980

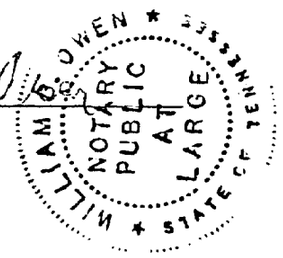
PUBLIC (SEAL)

To the best of my knowledge, the actual consideration or value, whichever is greater, for this transfer is $42,170.13.

Kenneth L. Wright
Kenneth K. Wright, Agent

Subscribed and sworn to before me, this the 3rd day of March, 1978.

William B. Owen
Notary Public



My Commissioner Expires: Feb. 11, 1981.

E 5317.6

IDENTIF. REFERENCE

MAR 3 2 50 PM '78

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TENN.

MAR-3[illegible]	CONV	42,170.13			
MAR-3[illegible]	S'TAX		B*	109.72	
MAR-3[illegible]	PR'FEE		B*	.50	
MAR-3[illegible]	W'DEED		B*	6.00	* 116.22