TRACT 4

6 DJ 263.10
146-2 fm 197

WARRANTY DEED BOOK 5606 PAGE 129

THE STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

THIS WARRANTY DEED made and entered into on this 20th day of May, 1980, by TRICO SERVICE CORPORATION, a Delaware Corporation with offices in Houston, Harris County, Texas (hereinafter referred to as "Grantor"), to NATIONAL CONVENIENCE STORES INCORPORATED, a Delaware Corporation with offices in Houston, Harris County, Texas (hereinafter referred to as "Grantee"),

W I T N E S S E T H:

That for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged by Grantee, Grantor has BARGAINED and SOLD, and does hereby TRANSFER and CONVEY unto Grantee the following described tract or parcel of land, together with all improvements thereon, lying and being situated in the County of Davidson, State of Tennessee:

> LAND in the First Civil District of Davidson County, Tennessee, BEING Lot No. 2 on the Plan of Overton Estates, as of record in Book 4595, Page 64, Register's Office for Davidson County, Tennessee, and being more fully described as follows:
>
> BEGINNING at an iron pin set at the southeasterly corner of Lot #2 as of record in Book 4595, Page 64, Register's Office of Davidson County, Tennessee and proceeding as follows: WITH the South line of Lot 2 N 86° 14' 40" West passing an iron pin set on the present westerly right-of-way line of Trousdale Drive at 7.29 feet in all 210 feet to an iron pin set at the southwesterly corner of Lot 2, thence; WITH the West line Lot 2 N 3° 52' 30" East a distance of 100.00 feet to an iron pin set at the northwesterly corner of Lot 2, thence; WITH the North line of Lot 2 S 86° 14' 40" East passing an iron pin set on the present westerly right-of-way line of Trousdale Drive at 202.23' in all a distance of 210.00 feet to a tack in lead set at the northeasterly corner of Lot 2, thence; WITH the East line Lot 2 S 3° 52' 30" West 100.00 feet to the point of beginning and containing 0.482 acres as per survey by Ragan-Smith-Murphy & Assoc., Inc., dated April 23, 1980, BEING the same property conveyed by NCS Realty

Company to Trico Service Corporation, by Deed, recorded in Book 4747, Page 553, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid tract or parcel of land, together with all the appurtenances, estate, title and interest thereto belonging or in anywise appertaining unto Grantee, its successors and assigns, forever.

Grantor does hereby covenant with Grantee that it is lawfully seized in fee of said land; that it has a good right to sell and convey same; that the same is unencumbered, except for 1980 County taxes, which Grantee assumes and agrees to pay, and that title to said land and quiet possession thereto it will WARRANT AND FOREVER DEFEND to Grantee, its successors and assigns, against the lawful claims of all persons, whomsoever.

This conveyance is made and accepted subject to the following matters to the extent that same are validly existing and enforceable against the aforesaid land:

1. Easement for right-of-way of Trousdale Drive granted Davidson County, Tennessee, by grants from Houston McCord Realty Company, recorded in Book 3286, page 449, in the Register's Office of Davidson County, Tennessee, and from Louisville and Nashville Railroad Company, recorded in Book 3286, page 453, in the Register's Office of Davidson County, Tennessee, and an easement for telephone and power lines along easterly ten feet of the premises.

2. Ten-foot public utility and drainage eastment along the westerly property line.

3. Encroachment upon the premises by asphalt paving appurtenant to property adjoining on the north as shown by plat of survey by Ragan-Smith-Murphy & Associates, Inc., dated April 16, 1980 and revised April 23, 1980.

IN WITNESS WHEREOF, TRICO SERVICE CORPORATON has caused this instrument to be executed by and through its duly authorized officers on the day and year first above written.

ATTEST:

Mary C. Little,
Assistant Secretary

TRICO SERVICE CORPORATION

By F. Charles LeBlanc,
President

THE STATE OF TEXAS §

COUNTY OF HARRIS §

Before me, a Notary Public in and for Harris County, Texas, personally appeared F. Charles LeBlanc and Mary C. Little, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President and Assistant Secretary, respectively, of TRICO SERVICE CORPORATION, the within named bargainor, a Delaware corporation, and they as such President and Assistant Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation thereto by themselves as authorized officers.

Witness my hand and seal of office in Harris County, Texas, this the 27th day of May, 1980.

Notary Public in and for
Harris County, T E X A S

My Commission Expires:

1/31/81

Address Former Owner:

Trico Service Corporation
3401 Louisiana, Suite 460
Houston, Texas 77001

Address New Owner:

National Convenience Stores Incorporated
P. O. Box 758
3200 Travis
Houston, Texas 77001

Property Conveyed is Located at:

4785 Trousdale
Nashville,
Davidson County
Tennessee

Send Tax Bills to:

National Convenience Stores Incorporated
P. O. Box 758
3200 Travis
Houston, Texas 77001

Map Parcel Number:

Warranty Deed Prepared By:

Jerry L. Metcalf
Barrow, Bland & Rehmet
Two Allen Center, Suite 3000
1200 Smith Street
Houston, Texas 77002

IDENTIF. REFERENCE

MAY 28 9 06 AM '80
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

F 9 0 9 9 5

THE STATE OF TEXAS §

COUNTY OF HARRIS §

NATIONAL CONVENIENCE STORES INCORPORATED, a Delaware corporation, Grantee herein, hereby swears or affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater is Eighty-seven Thousand Five Hundred Dollars ($87,500.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

NATIONAL CONVENIENCE STORES INCORPORATED

By A. J. Gallemore

Its Vice President

SUBSCRIBED AND SWORN to before me in Harris County, Texas, this the 27th day of May, 1980.

Notary Public in and for
Harris County, T E X A S

My Commission Expires:

12/31/80

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____ BOOK 5606 PAGE 124

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			87500.00- CO	
			257.50 CO TX	
			.50 PRFEE	
			12.00 MORTG	
			CHECK	240.00-
1090A05/28/80			RAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F 90995.

IDENTIF. REFERENCE

MAY 28 9 06 AM '80

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

No. 759695