Prepared by: JACKSON, TANNER & REYNOLDS, Attorneys,
216 Third Avenue, North, Nashville TN37201

WARRANTY DEED

BOOK 5843 PAGE 804

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Third NCS Realty Company	Same	95-15-37
Real Estate NAME: Department	(NAME:	
National Convenience Stores, Inc.		3DZ 12063
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
P. O. Box 758, Houston TX	77001	
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of ----------

TEN and no/100 ----- ($10.00) ---------- *DOLLARS*

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

Please Return to:

JACKSON, TANNER & REYNOLDS
Attorney-at-Law
216 Third Avenue, North
Nashville, Tn. 37201
Tel - 615-256-2694

I, EMMA D. WHITE, a widow,

have bargained and sold, and by these presents do transfer and convey unto the said THIRD NCS REALTY COMPANY, a Texas corporation, its successors, *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, formerly the Third Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an iron pin set on the westerly R.O.W. of McGavock Pike at the southeasterly corner of Lot No. 22 on the Plan of Merry Oaks Subdivision, Section Two, as of record in Book 2133, page 8, Register's Office, Davidson County, Tennessee; thence, with the westerly R.O.W. of McGavock Pike with a curve to the right (Radius 1400.47') southwesterly a distance of 225.91 feet to an iron pin set; thence, S 77° 08' 03" W 64.00 feet to an iron pin set on the northerly R.O.W. of New Elm Hill Pike; thence with the northerly R.O.W. of New Elm Hill Pike N 66° 59' 25" W 230.00 feet to a point in the common line of the herein described tract and Joe L. Jenkins et ux, Edna S. Jenkins Property as of record in Deed Book 2703, page 386, Register's Office for Davidson County, Tennessee; thence, with the common line of Jenkins and the herein described tract (and being the southerly margin of old abandoned R.O.W. of N.C. and St. L. Railroad) N 75° 20' 00" E 145.37 feet to an iron pin set; thence, N 69° 50' 00" E 165.00 feet to an iron pin set; thence, N 66° 40' 20" E 78.36 feet to an iron pin set in the southerly line of Lot No. 22, Merry Oaks Subdivision, Section Two; thence, with the southerly line of Lot 22, N 63° 19' 26" E 6.00 feet to the point of beginning, and containing 34,048 square feet, or 0.782 acre.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 125,000.00

Affiant

Subscribed and sworn to before me, this the 22nd day of January, 1982

Notary Public

My commission expires: 1-7-86

(Affix Seal)

Being a part of the same property conveyed to Wade White by deed of record in Book 502, page 434, Register's Office for Davidson County, Tennessee. The said Wade White died intestate on 10 October 1963, survived by a widow, Emma D. White, and several children. Further, being a part of the same property conveyed to Emma D. White by deed of record in Book 3906, page 68, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Emma D. White by Quitclaim Deeds from Leonard Peoples, in Book _____, page _____; from William (Bob) White, in Book _____, page _____; from Mary June White, in Book _____, page _____; from Cora L. (Louise) White, in Book _____, page _____; from William Henry White, Jr., in Book _____, page _____; from Odessa Elizabeth White Nicholson, in Book _____, page _____; from James Wesley White, in Book _____, page _____; from George Benjamin White, in Book _____; page _____; from Diane White Taylor, in Book _____, page _____, from Charles Michael White, in Book _____, page _____; from Jarrell L. White, in Book _____, page _____; all in the Register's Office for Davidson County, Tennessee.

Grantor does hereby agree that Grantor shall not permit the construction and operation of a convenience food store having 16,000 square feet or less, in its building area, on any land owned by Grantor and not conveyed herein and located on the southwest corner of McGavock Pike and New Elm Hill Pike, for a period of ten (10) years from the date of this deed; and it is further understood that such agreement shall be a covenant and restriction running with the land owned by Grantor and located on the southwest corner of McGavock Pike and New Elm Hill Pike and not conveyed herein.

unimproved (X)
This is improved ( ) property, known as _____ Nashville TN
(House Number) (Street) P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said THIRD NCS REALTY COMPANY, a Texas corporation, its successors, *heirs and assigns, forever.*

And I *do covenant with the said* THIRD NCS REALTY COMPANY, a Texas corporation, *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*

And I, EMMA D. WHITE, a widow,

do further covenant and bind myself/my *heirs and representatives, to warrant and forever defend the title to the said land to the said* THIRD NCS REALTY COMPANY, a Texas corporation, its successors, *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 22nd *day of* January, 1982, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Emma D. White

EMMA D. WHITE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, John R. Rey, *a Notary Public in and for said County and State, the within named* EMMA D. WHITE

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

Witness my hand and official seal at Nashville, *Tennessee, this* 22nd *day of* January, *19* 82.

John R. Rey, *Notary Public*

R. REYNOLDS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Commission Expires 21 July 1984

STATE OF.....
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.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared....., with whom I am personally acquainted, and who, upon oath, acknowledged.....self to be..... .....of the ....., the within named bargainor, a corporation, and that .....he as such....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by.....self as.....

Witness my hand and seal, at office in....., this.....day of....., 19.....

.....
Notary Public

Commission Expires.....

8970 01/22 337.50- CHECK

BOOK 5843 PAGE 807

WARRANTY DEED

FROM

EMMA D. WHITE, a widow

TO

THIRD NCS REALTY COMPANY,

a Texas corporation

G 76775

IDENTIF. REFERENCE

JAN 22 3 20 PM '82

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

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			125000.00- CO	
			325.00 CO TX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK 337.50-	
897UA01/22/82			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 76775

IDENTIF. T REFERENCE

JAN 22 3 20 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 863648