This instrument was prepared by
W. BAYLESS ROWE
Murphy Building
El Dorado, Arkansas

Map Parcel No. 91-16 Par 283

Send tax bills to:
Murphy Oil USA, Inc.
200 Peach Street
El Dorado, AR 71730

SPECIAL WARRANTY DEED BOOK 6589 PAGE 962

THIS INDENTURE, between Silvergate Properties Associates, a New York partnership, having an address of 305 East 47th Street, New York, New York, hereinafter called Grantor, and Murphy Oil USA, Inc. (formerly known as Murphy Oil Corporation), a Delaware corporation, having its principal office at 200 Peach Street, El Dorado, Arkansas, hereinafter called Grantee.

WITNESSETH

That Grantor, for and in consideration of the sum of Fourteen Thousand Dollars ($14,000) to it in hand paid by Grantee, the receipt whereof is hereby confessed and acknowledged has given, granted, bargained, sold, remised, released, aliened, conveyed and confirmed, and by these presents does give, grant, bargain, sell, remise, release, alien, convey, and confirm unto Grantee, its successors and assigns forever the following described real estate to-wit:

A certain tract or parcel of land in Davidson County, Tennessee, being part of Lots 3 and 4, on the Map of Clifton, as of record in Book 21, page 35, Register's Office for said County, and described according to a copy of a survey made by Barge Waggoner and Sumner, Inc., Engineers, dated Dec. 6, 1966, as follows:

BEGINNING at an iron pin at the northwest intersection of Charlotte Avenue and 40th Avenue North, formerly Clifton Avenue; thence with the northerly margin of Charlotte Avenue South 83° 30' West 170 feet to an iron pin in the northeasterly right of way of the L. & N. Railroad; thence with said Railroad right of way, North 32° 49' West 202 feet to an iron pin; thence leaving said right of way, North 83° 40' East 282 feet to an iron pin in the westerly margin of 40th Avenue North; thence with the margin of the same, South 0° 42' West 182 feet to the point of beginning.

Being the same property conveyed to Grantor by quitclaim deed from Deerfield Properties, Inc. recorded in the Register's Office for Davidson County Tennessee at Book 4089, page 232.

IDENTIF. REFERENCE

JUN 24 1 49 PM '85

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

J. 1. 5. 4. 6. 4.

Subject, nevertheless to:

1. That certain Indenture of Mortgage and Deed of Trust from Deerfield Properties, Inc. to Mellon National Bank and Trust Company and D. A. Hazlett, as trustees, recorded in Book 4089 on page 153 of the Official Records of Davidson County;

2. That certain Supplemental Indenture of Mortgage and Deed of Trust from Deerfield Properties, Inc. to Mellon National Bank and Trust Company and D. A. Hazlett, as trustees, recorded in Book 4089 on page 203 of the Official

Records of Davidson County;

3. That certain Lease Agreement from Deerfield Properties, Inc. to Murphy Oil Corporation recorded in Book 4089 on page 134 of the Official Records of Davidson County;

4. That certain Assignment of Lease from Deerfield Properties, Inc. to Mellon National Bank and Trust Company and D. A. Hazlett, as trustees, recorded in Book 4089 on page 223 of the Official Records of Davidson County;

5. Taxes and assessments;

6. Agreements, easements, rights-of-way, conditions, restrictions and liens and encumbrances, if any, as are of record.

7. Such liens and encumbrances, if any, which have been done, made, or suffered, by Grantee or any party claiming by or through Grantee; and

8. The state of facts an accurate current survey thereof would disclose.

There shall be no merger of the fee and leasehold estate in the premises herein conveyed by reason of this conveyance, it being the intent of this instrument that such interest shall remain separate so long as the aforementioned Indenture of Mortgage and Deed of Trust and Supplemental Indenture of Mortgage and Deed of Trust have not been released of record; provided, however, that when said Indenture of Mortgage and Deed of Trust and Supplemental Indenture of Mortgage and Deed of Trust are released of record, the fee and leasehold estate shall merge with the Grantee herein, its successors or assigns.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in any wise appertaining; and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, either in possession or expectancy of, in and to the above bargained premises and their hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises as above described with the hereditaments and appurtenances unto Grantee and to its successors and assigns forever.

AND THE SAID Grantor, except for the liens and encumbrances set forth herein, for itself, its successors and assigns does hereby covenant to forever warrant and defend title to the premises against the lawful claims and demands of all persons claiming by, through or under said Grantor, but against none other.

Except for the covenant set forth in the preceding paragraph, this conveyance is made without warranty, representation or covenants, express or implied, and none is intended by the language used herein.

IN WITNESS WHEREOF, the name of Grantor is hereunto affixed by its duly authorized general partner this 29th day of March, 1985.

SILVERGATE PROPERTIES ASSOCIATES

Signed and sealed in the presence of:

Ann Mack Thomas

Marie-Claire Cunningham

By: _____
Anthony S. Conigliaro,
Vice President of Realty and Equipment Corporation, general Partner of Silvergate Properties Associates

STATE OF NEW YORK

COUNTY OF NEW YORK

On this 29 day of March, 1985, personally appeared before me ANTHONY S. CONIGLIARO, personally known to me to be Vice President of REALTY AND EQUIPMENT CORPORATION, a general partner of SILVERGATE PROPERTIES ASSOCIATES, a New York partnership, and to me known to be the person described in and who executed the foregoing instrument in the partnership name of SILVERGATE PROPERTIES ASSOCIATES, and he acknowledged that he had the authority and did execute the same as the act and deed of said partnership for the uses and purposes therein mentioned.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal as such Notary Public in said County and State aforesaid on the day and year first above written.

Lisa A. Letteris
Notary Public

My Commission expires:

3/30/87

LISA A. LETTERIS
Notary Public, State of New York
No. 4737665
Qualified in New York County
Term Expires March 30, 1987

AFFIDAVIT

STATE OF ARKANSAS
COUNTY OF UNION

I, W. Bayless Rowe, Assistant Secretary of Murphy Oil USA, Inc. hereby affirm that actual consideration in the aforesaid conveyance was $14,000.00.

W. Bayless Rowe

Subscribed and Sworn to this 15th day of April, 1985 before me the undersigned notary public.

Renee Bryant
Notary Public

My Commission Expires: January 28, 1990

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____

BOOK 6589 PAGE 965

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

14000.00- CAMT.
36.40 CSTAX
.50 PRFEE
9.00 WDEED
CHECK 45.90-
1262A06/24/85 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

J. 1; 5. 4. 6. 4

IDENTIF. REFERENCE:

JUN 24 1 48 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 147626