THIS INSTRUMENT PREPARED BY:
Mary Trueheart Walker, Counsel
Exxon Company, U.S.A.
(a division of Exxon Corporation)
P. O. Box 2567
Houston, Texas 77252-2567

Map 92-6
Par. 515

SPECIAL WARRANTY DEED

BOOK 6671 PAGE 779

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS: THAT
COUNTIES OF GREENE, §
SULLIVAN, KNOX, §
SHELBY AND DAVIDSON §

EXXON CORPORATION, a New Jersey corporation (successor by merger to Humble Oil & Refining Company), having an office at 800 Bell Street, Houston, Texas 77002, hereinafter called "Grantor," for and in consideration of the sum of Two Hundred Thousand and No/100 Dollars ($200,000.00) cash to it in hand paid by HAWK INVESTMENTS, LTD., P. O. Box 5405, Corpus Christi, Texas 78405, hereinafter called "Grantee," the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, subject to the further provisions of this Deed, all those certain tracts or parcels of land (the "Property") lying and being in the Counties of Greene, Sullivan, Knox, Shelby and Davidson, State of Tennessee, being more particularly described in Exhibits "A," "B," "C," "D," and "E," attached hereto and incorporated herein for all purposes.

This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record and all laws, regulations and restrictions, including building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the above-described Property.

Grantee acknowledges that some or all of the tracts of land conveyed hereby may have been used as a service station for the storage, sale, transfer, and distribution of motor vehicle fuel, petroleum products or derivatives containing hydrocarbons, and that such fuel, products or derivatives may have been spilled, leaked, or otherwise discharged onto or into the Property.

D/T $34.50- CHECK

278

Ad valorem taxes and special assessments, if any, against the Property herein conveyed for the current year shall be prorated between Grantor and Grantee as of the effective date hereof, and Grantee hereby assumes and agrees to pay same.

TO HAVE AND TO HOLD the above-described Property, together with the appurtenances, estate, title and interest thereto, unto the said Grantee, Grantee's successors and assigns, forever, subject to the provisions hereof, and in lieu of all other warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed this 30th day of August, 1985, but EFFECTIVE as of the 20th day of September, 1985.

ATTEST:

B. F. Pierce
Assistant Secretary

EXXON CORPORATION

By: John B. Turner
John B. Turner, Jr.
Vice President

FORM APPROVED Now JHP

A-6