100884

IID-65610
IID 66740
MAP 51-8
Parcels 145 & 14

BEING THE SAME PROPERTY
CONVEYED UNTO GRANTOR BY
DEED PREVIOUSLY RECORDED
AT BOOK 5620, PAGE 333.

41 - Tennessee - GWD - RET
County Davidson
CITGO No. 41-037-010
TSC Loc. No. 30405

GENERAL WARRANTY DEED

BOOK 6688 PAGE 904

KNOW ALL MEN BY THESE PRESENTS, that CITGO Petroleum Corporation, a Delaware corporation, P. O. Box 3758, Tulsa, Oklahoma 74102 (herein called "Grantor"), for and in consideration of the sum of One Dollar to Grantor in hand paid by The Southland Corporation, a Texas corporation, P. O. Box 719, Dallas, Texas 75221 (herein called "Grantee"), the receipt whereof Grantor does hereby acknowledge, and as a dividend from Grantor to its parent company and sole shareholder, Grantee, has granted, bargained, sold, assigned and conveyed, and by these presents does hereby grant, bargain, sell, assign and convey unto the said Grantee, its successors and assigns, the following:

(1) That certain tract or parcel of land located in the county of Davidson and state of Tennessee, described in Exhibit A hereto, and the address of which is Gallatin, Nashville,

(2) All buildings, structures, fixtures and improvements attached thereto,

(numbered items (1) and (2) are herein called the "Property")

(3) To the extent assignable, all right, title and interest, if any, of Grantor in and to (a) all easements, rights-of-way, rights and benefits appurtenant to the Property and, if an Exhibit B is attached to this Deed, including (without limitation) the interests described in such Exhibit (such interests described in such Exhibit being herein called the "Appurtenant Interests"), (b) all permits, licenses, contracts, agreements, leases, authorizations, servitudes and other arrangements and interests therein relating to the Property, (c) all streets, easements, rights-of-way, strips, gores and land adjacent or contiguous to the Property, and (d) all tangible personal property, including (without limitation) trade fixtures, signs, and all equipment, machinery and appurtenances attached to or located on the Property at the date hereof.

(numbered item (3) is herein called the "Additional Interests")

The Property and the Additional Interests, if any, are conveyed subject to (a) current taxes and assessments not yet delinquent and taxes and assessments for subsequent years, (b) all ordinances or statutes relating to the Property or the Additional Interests (if any), (c) any condition that an accurate survey or an inspection of the premises might show, (d) any easements, rights-of-way, covenants, restrictions, conditions, mineral interests, reservations, and encumbrances, if any, of record in the above county and state or, in the case of security interests to be perfected by filing in the Uniform Commercial Code records of the above state, in the place of filing mandated by the Uniform Commercial Code of such state, and (e) rights of parties in possession, all to the extent the same are valid, enforceable and effect the Property or the Additional Interests (if any).

Grantee, for itself, its successors and assigns, accepts and assumes all terms, conditions, liabilities, obligations and duties of

---

OWNER.

Return recorded original to:
The Southland Corporation
Attn: Real Estate Services
P. O. Box 719
Dallas, Texas 75221

SEND TAX BILLS TO
SAME

Grantor relating to the Additional Interests, if any, to the extent the same are assignable to the extent such liabilities, obligations and duties of Grantor relate to or arise out of events occurring or actions taken or not taken after the date hereof.

With respect to any personal property or interests in personal property conveyed hereby, Grantor EXPRESSLY DISCLAIMS AND NEGATES (a) ANY IMPLIED OR EXPRESS WARRANTY OF MERCHANTABILITY, (b) ANY IMPLIED OR EXPRESS WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, AND (c) ANY IMPLIED OR EXPRESS WARRANTY OF CONFORMITY TO MODELS OR SAMPLES OF MATERIALS.

TO HAVE AND TO HOLD the Property and the Additional Interests, if any, to Grantee, its successors and assigns, forever.

Subject only to the matters expressly set forth above, Grantor hereby binds itself and its successors to warrant and defend all and singular the Property to Grantee, its successors and assigns forever, from and against every person whomsoever lawfully claiming or to claim the same or any part thereof and with full subrogation and substitution in and to all the rights and actions of warranty which Grantor has or may have against all preceding owners and vendors.

Reference is made to the exhibit(s) which is (are) attached hereto and made a part hereof for all purposes.

In witness whereof, the duly authorized officers of Grantor and Grantee have executed, sealed and delivered this instrument on this 31st day of October, 1984.

WITNESS:

Julie A. Schornack
Name: Julie A. Schornack

Sheila K. Morgan
Name: Sheila K. Morgan

ATTEST:

Michael D. Petty
Michael D. Petty
Assistant Secretary

CITGO PETROLEUM CORPORATION

By _____
F.J. Gangi
Vice President

GRANTOR

WITNESS:

Julie A. Schornack
Name: Julie A. Schornack

Elizabeth Bright
Name: ELIZABETH BRIGHT

ATTEST:

Bryan F. Smith Jr.
BRYAN F. SMITH JR
Assistant Secretary

THE SOUTHLAND CORPORATION

By John H. Rodgers
JOHN H. RODGERS
Vice President

GRANTEE

Prepared By:
Bryan F. Smith, Jr.
P. O. Box 719
Dallas, Texas 75221

(Tennessee)

STATE OF TEXAS §
§
COUNTY OF DALLAS §

On this the 31st day of October, 1984, before me, a notary public within and for Dallas County, Texas appeared E.J. Gangi and Michael D. Petty, to me personally known, who, being by me duly sworn, did say that they are, respectively, the Vice President and Assistant Secretary of CITGO PETROLEUM CORPORATION, a corporation, that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed by them in behalf of said corporation, in their respective capacities, by authority of its Board of Directors, and the said E.J. Gangi and Michael D. Petty acknowledged said instrument to be the free act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the day and year first above set forth.

Jana W. McCann
Notary Public in and for
Dallas County, Texas

Jana W. McCann
(Typed or Printed Name)

My term of office expires on:
10-14-88

(Tennessee)

STATE OF TEXAS §
§
COUNTY OF DALLAS §

On this the 31st day of October, 1984, before me, a notary public within and for Dallas County, Texas appeared John H. Rodgers and Bryan F. Smith Jr., to me personally known, who, being by me duly sworn, did say that they are, respectively, the Vice President and Assistant Secretary of THE SOUTHLAND CORPORATION, a corporation, that the seal affixed to said instrument is the corporate seal of said corporation, and that said instrument was signed and sealed by them in behalf of said corporation, in their respective capacities, by authority of its Board of Directors, and the said John H. Rodgers and Bryan F. Smith Jr. acknowledged said instrument to be the free act and deed of said corporation.

GIVEN UNDER MY HAND AND SEAL OF OFFICE on the day and year first above set forth.

46468

IDENTIFICATION REFERENCE

OCT 22 3 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Jana W. McCann
Notary Public in and for
Dallas County, Texas

Jana W. McCann
(Typed or Printed Name)

My term of office expires on:
10-14-88

41-037-010
30405

EXHIBIT "A"

BOOK 6688 PAGE 907

Land in the 11th Civil District of Davidson County, Tennessee, accordin to an unrecorded survey by G. Barry Greer, Surveyor License No. 271, dated August 4, 1978, and described as follows: Beginning at a point on the east margin of Gallatin Pike, 133 feet more or less south of the right-of-way intersection with Due West Avenue; thence leaving Gallatin Pike, South 68 degrees 15' East 100.00 feet to a point; thence South 83 degrees 04' East 41.28 feet to a point; thence North 23 degrees 27' East 187.18 feet to the south right-of-way of Due West Avenue; thence with said south right-of-way, South 87 degrees 30' East 21.41 feet to a point; thence leaving Due West Avenue, South 23 degrees 27' West 150.00 feet to a point; thence South 87 degrees 30' East 75.00 feet to a point; thence South 23 degrees 27' West 160.17 feet to a point; thence North 79 degrees 50' West 229.71 feet to a point on the right-of-way of Gallatin Pike; thence with Gallatin Pike, with a curve to the right having a radius of 17,138.00' and length of 98.99 feet to a point; thence North 87 degrees 30' 30" West 5.00 feet to a point; thence with a curve to the right having a radius of 17,143.00' and length of 41.89 feet to the point of beginning.

GB-2CL

41-037-010
30405

EXHIBIT "B" BOOK 6688 PAGE 908

All right, title and interest in that certain Easement granted Cities Service Company, dated April 30, 1980, by the Metropolitan Government of Nashville and Davidson County, recorded in Book 5620, Page 337 Records of Davidson County, Tennessee, granting an ingress-egress easement over the following described tract of land:

Beginning at an iron pin marking the northwesterly corner of Nashville Electric Service property as recorded in Deed Book 2044, Page 77, R.O.D.C.; said iron pin also lies on the southerly right-of-way of Due West Avenue and is located approximately 170 feet from the easterly right-of-way of Gallatin Road; thence from beginning point along the southerly right-of-way of Due West Avenue S 87° 30' E 12.39 feet to a point; thence leaving said right-of-way S 2° 30 W 10.00 feet to a point; thence S 44° 31' W 49.05 feet to a point on the westerly line of said Nashville Electric Service property; thence along said line N 23° 33' E 47.00 feet to the point of beginning; said tract contains 0.013 acres more or less.

30405

BOOK 6688 PAGE 909

AFFIDAVIT OF
CONSIDERATION AND VALUE

I hereby swear and affirm that the actual consideraton for this transfer, or value of the property or interest in property transferred, whichever is greater, is $139,500.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair voluntary sale.

Bryan F. Smith, Jr.
Assistant Secretary

Subscribed and sworn to before me this 4th day of December, 1984.

Marie E. Berlin
Notary Public

MARIE E. BERLIN, Notary Public
in and for the State of Texas
My Commission Expires August 2, 1986
9

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6688 PAGE 910

CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			139500.CO- CA'1T.	
			362.70 CSTAX	
			.50 PRFEE	
			18.00 WDEED	
			CHECK 381.20-	
			8961A10/22/85 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

46468.

IDENTIFICATION REFERENCE

OCT 22 3 35 PM '85

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 184380