SPECIAL WARRANTY DEED BOOK 6737 PAGE 102

FROM: W.B. Granstaff
and wife,
Laura D. Granstaff,
Grantors

TO: National Convenience
Stores Incorporated,
Grantee

This instrument was prepared by:
Stephen W. Ramp
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:	Send Tax Bills To:	Map-Parcel Numbers
National Convenience Stores Incorporated 314 Wilhagan Road Nashville, TN 37217	National Convenience Stores Incorporated Real Estate Tax Department P. O. Box 758 Houston, TX 77001	Map 161 Parcel 209 6DU81193

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Three Hundred Sixty Thousand Dollars ($360,000).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 13th day of December, 19 85.

Notary Public

My Commission Expires: October 1, 1989

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, Grantors, have bargained and sold, and by these presents do transfer and convey unto the said Grantee, its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> The property more specifically described on Exhibit A attached hereto and incorporated herein for all purposes.

This conveyance is expressly made subject to the following:

> 1. Taxes for 1985, a lien, but not yet due and payable.

2. Any and all restrictions, covenants, maintenance or similar charges and easements, if any, relating to the property described herein but only to the extent that they are still in full force and effect, shown of record in said county.

3. All zoning laws, regulations and ordinance of municipal and other governmental authorities, if any, but only to the extent that they are still in effect relating to the property described herein.

4. All matters contained on Exhibit B hereto.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its heirs, successors, assigns and representatives, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered and unrestricted except as to those matters set forth above to which this conveyance is expressly made subject.

And Grantors do further covenant and bind Grantors, their heirs, successors assigns and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, assigns and representatives against the lawful claims of all persons whomsoever claiming by, through or under the Grantors, but not further or otherwise and, except as to those matters set forth above to which this conveyance is expressly made subject.

Grantors further covenant that:

1 Grantors will not construct or operate, directly or indirectly, a convenience-type food store having sixteen thousand (16,000) square feet or less in its building area on any land now or hereafter owned or controlled directly or indirectly by Grantors fronting along Old Hickory Boulevard, within a distance of one-half (1/2) miles west of the property herein conveyed in this deed towards Edmondson Pike.

2. If all or any part of the land now or hereafter owned or controlled directly or indirectly by Grantors fronting along Old Hickory Boulevard, within a distance of one-half (1/2) miles west of the property herein conveyed in this deed towards Edmondson Pike, is sold by Grantors, there shall be a provision in such conveyance

stating that no convenience-type food store having sixteen thousand (16,000) square feet or less in the building area shall be constructed, operated or maintained on any of the property so conveyed by Grantors. This restriction shall run with the land.

Laura D. Granstaff, being the wife of W.B. Granstaff joins in this conveyance for the purpose of relinquishing all marital right, title and interest she may have in the property described herein.

Witness our hands this 13th day of December, 1985.

W. B. GRANSTAFF

LAURA D. GRANSTAFF

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public of said County and State, W.B. GRANSTAFF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 13 day of Dec., 1985.

Notary Public

My Commission Expires: 4-17-88

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, _____, a Notary Public of said County and State, LAURA D. GRANSTAFF, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 13 day of Dec., 1985.

Notary Public

My Commission Expires: 4-17-88

0678R/12-12-85

Exhibit A

Description of Property

LAND in Davidson County, Tennessee, being Reserve Parcel "A" of Sunchase Knolls Development of record in Book 6250, page 79, Register's Office for Davidson County, Tennessee, as follows:

BEGINNING at a point in the south r.o.w. margin of Old Hickory Boulevard, said point being located 890.44 feet west along the south r.o.w. margin of Old Hickory Boulevard from the projected intersection of the aforementioned margin and the west r.o.w. margin of Nolensville Road, said point being a common corner with the northeast corner of Tract herein described and the Brentwood East Commercial Park as of record in Deed Book 5044, page 531, Book 5072, page 296 and Book 5072, page 298; thence leaving said r.o.w. and with the Brentwood East Commercial Park's northwest boundary S. 2° 26' 11" E. 371.23 feet to a point in the north margin of a 150-foot TVA easement of record in Book 2400, page 596; thence S. 69° 01' 15" E. 32.69 feet to a point; thence leaving said Brentwood East Commercial Park boundary and with a new line S. 87° 33' 49" W. 216.12 feet to a point within said TVA easement; thence leaving said easement with a curve having a radius of 200.00 feet, a curve distance of 166.35 feet, a chord bearing of N. 15° 17' 43" W. and a chord length of 161.60 feet to a point; thence N. 8° 32' 00" E. 160.72 feet to a point; thence N. 17° 09' 37" E. 100.00 feet to a point in the south r.o.w. margin of Old Hickory Boulevard; thence with a curve along said margin said curve having a radius of 2874.53 feet, a curve distance of 160.00 feet, a chord bearing of S. 83° 19' 59" E. and a chord length of 159.98 feet to the point of beginning containing 1.86 acres, more or less.

BEING Tract I of the same property conveyed to W.B. Granstaff by deed from First City National Bank of Houston of record in Book 6265, page 136, Register's Office for Davidson County, Tennessee.

0681R/12-10-85

EXHIBIT "B"

Special Exceptions

(a) Taxes for 1986 and subsequent years.

(b) The Plan of record in Book 6250, page 79, Register's Office for Davidson County, Tennessee, shows an owner's certificate, certain notes, easements, and setback lines.

(c) Easement for transmission line and/or lines conveyed to the United States of America by Ernest K. Hardison, Jr., and wife, of record in Book 2400, page 596, said Register's Office.

(d) That certain Declaration of Easement dated March 3, 1984, by and between Sunchase Investments, Ltd. and W. B. Granstaff, recorded in Book 6265, page 146, said Register's Office.

(e) Supplemental Declaration of Reciprocal Easements dated April 16, 1985, by and between Sunchase Knolls Apartment, Ltd., and W. B. Grandstaff, recorded in Book 6544, page 392, Register's Office for Davidson County, Tennessee.

(f) Sanitary Sewers and/or Storm Drainage Easement of record in Book 6582, page 530, Register's Office for Davidson County, Tennessee.

(g) Sanitary sewers and/or storm drainage Easement of record in Book 6582, page 533, Register's Office for Davidson County, Tennessee.

(h) Sewer easement previously approved by Grantee.

RUSH

IDENTIFICATION REFERENCE

DEC 16 3 12 PM '85

6 1 6 5 6

12/16 351.30- CHECK

7118

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6737 PAGE 107

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

360[illegible].00- CASH
936.00 CSTAX
.50 [illegible]
15.00 [illegible]
CHECK 951.50-
711 0A12/16/05 BAL .0[illegible]

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 1 6 5 6

IDENTIFICATION REFERENCE

Dec 16 3 12 PM '85

No. 202073