1641.34 88-3733 (2)

New Owner +
Send property tax bill to:
CIRCLE K PROPERTY MANAGEMENT
P. O. Box 52084 04/22 0101 03CHECK 1641.34
Phoenix, Arizona 85072-2084

Map-Parcel Nos.
104-12-284

This instrument was prepared by Linda K. Kirby, Kemp, Smith, Duncan & Hammond, 2000 MBank Plaza, El Paso, Texas 79901.

BOOK 7523 PAGE 932 # 18339

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DAVIDSON

This indenture, made this 28th day of March, 1988, between JOHN H. RODGERS and MARGARET A. FULLER, two of the Trustees of THE SOUTHLAND EMPLOYEES' TRUST under Trust Agreement dated December 30, 1974, as amended or restated from time to time, the original of which is deposited in the offices of The Southland Corporation, 2828 North Haskell Avenue, Dallas, Texas 75204, of the County of Dallas and State of Texas hereinafter called the Grantor, and Circle K Convenience Stores, Inc., a Texas corporation, of the County of Maricopa and State of Arizona hereinafter called the Grantee.

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other valuable consideration, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells, alienates, remises, releases, conveys and confirms unto the said Grantee, its successors and assigns forever the real property situated and being in the County of DAVIDSON, State of Tennessee, described on Exhibit "A" attached hereto and incorporated herein by reference, together with the rights, easements and appurtenances pertaining thereto and any right, title and interest of Grantor in and to adjacent streets, alleys, or rights of way, and improvements thereon.

SUBJECT TO current taxes and assessments not delinquent and taxes and assessments for subsequent years; covenants, restrictions, reservations, rights, rights-of-way and easements of record; zoning ordinances or statutes and building, use and occupancy restrictions of public record.

To have and to hold, the aforesaid land, with all and

singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee, its successors and assigns. Grantor does covenant and agree to and with the said Grantee, its successors and assigns that Grantor is lawfully seized in fee of the aforesaid premises; that Grantor has good right to sell and convey the same to Grantee as aforesaid, and that the before granted land and premises, Grantor will warrant and defend against all lawful claims by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Grantor has hereto set its hand on the day and year above written.

THE SOUTHLAND EMPLOYEES' TRUST

By: Margaret A. Fuller
Trustee

By: John H. Rodgers
Trustee

SEAL

STATE OF TEXAS §
§
COUNTY OF DALLAS §

On March 28, 1988, before me, the undersigned, a Notary Public in and for said State, personally appeared Margaret A. Fuller and John H. Rodgers, known to me to be two of the Trustees of The Southland Employees' Trust that executed the within Instrument, and known to me to be the persons who executed the within Instrument on behalf of said Trust therein named, and acknowledged to me that such Trust executed the within Instrument pursuant to its Trust Agreement.

WITNESS my hand and official seal this 28th day of March, 1988.

Norma R. Martin
Notary Public

(SEAL)

NORMA R. MARTIN
Notary Public, State of Texas
My Commission Expires 2/28/90

My Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 582,822.00

John H. Rodgers
Affiant ~~TRUSTEE~~

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April, 19 88.

Deborah A. Allen
Notary Public

DEBORAH A. ALLEN
Notary Public, State of Tennessee
My Commission Expires 3-1-92

MY COMMISSION EXPIRES: _____

18339 TN
DAVIDSON
NASHVILLE
0001 BELMONT/PORTLAN

EXHIBIT A

PROPERTY DESCRIPTION

Being Lot No. 132 on the plan of Belmont Land Company's Subdivision as of record in Book 421, page 34, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at a chiseled "+" in new concrete walk at the intersection of the westerly margin of Belmont Boulevard and the southerly margin of Portland Avenue; thence,

1. With the westerly margin of Belmont Boulevard with a curve to the right (radius 195.0') southwardly a distance of 162.38 feet to an reset iron pin at the easterly common corner of Lots 132 and 133 above stated plan and having a chord bearing and distance of S 20° 14' 41" E, 157.73 feet; thence,

2. With the common line between Lots 132 and 133, N 86° 47' W, 155.91 feet to an existing iron pin on the easterly margin of Alley No. 894; thence,

3. With the easterly margin of Alley No. 894, N 7° 31' E, 151.71 feet to an existing iron pin on the southerly margin of Portland Avenue; thence,

4. With the southerly margin of Portland Avenue, S 82° 11' E, 82.00 feet to the point of beginning and containing 19,268 square feet or 0.442 of an acre.

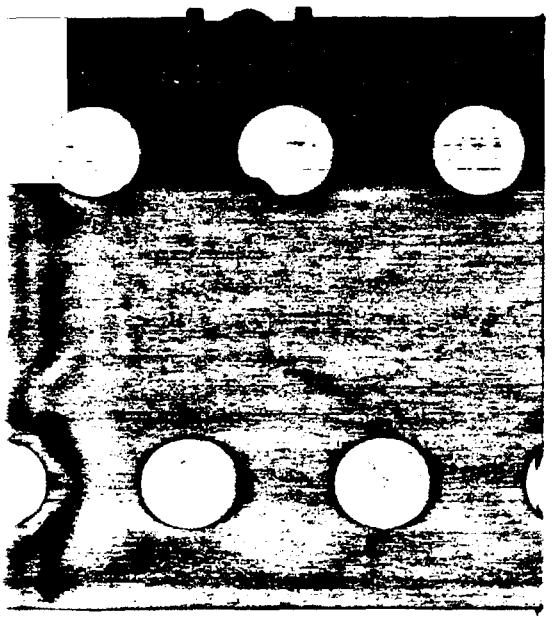
Being the same property conveyed to John P. Thompson and E.M. Monk, Trustees for the Southland Employment Trust from the Southland Corporation as of record in Deed Book 5232, page 776, R.O.D.C., Tennessee.

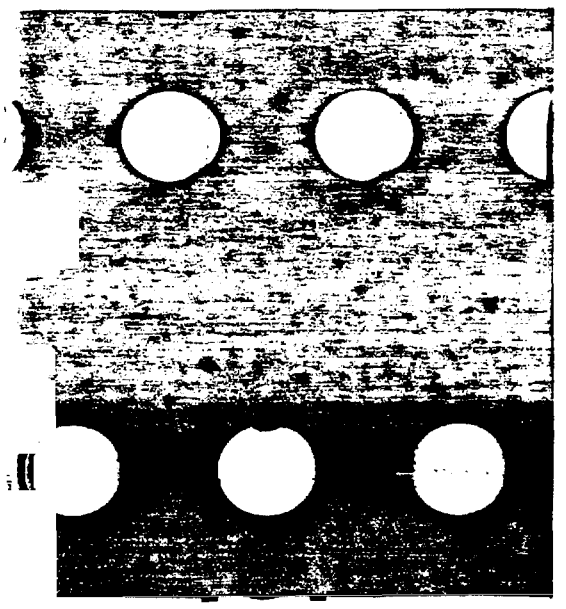
2 3 7 4 6

IDENTIFICATION REFERENCE

APR 22 11 33 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7523 PAGE 935

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT 582822.00
CON TX 1631.84
PRFEE 0.50
MFEE 9.00
TOTAL 1641.34
CHECK 1641.34

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

04/22/88 01 11:33 0001 7290

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

Apr 22 11 33 AM '88

IDENTIFICATION REFERENCE

2 3 7 4 6

No. 83393