1878 78

88-3710

(4)

(3)

Map Parcel Nos.
118-4-79 118-4-362

New Owner +
Send property tax bill to:
CIRCLE K PROPERTY MANAGEMENT
P. O. Box 52084
Phoenix, Arizona 85072-2084

04/22 0101 03CHECK 1878-78

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

22555

SPECIAL WARRANTY DEED

BOOK 7523 PAGE 940

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, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $ 667,611.00

John H. Rodgers
Affiant Trustee

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

Deborah A. Allen
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

DEBORAH A. ALLEN
Notary Public, State of Texas
My Commission Expires 3/10/92

EXHIBIT A

22555 TA
DAVIDSON
NASHVILLE
2200 NOLENSVILLE/GLE

PROPERTY DESCRIPTION

A tract of land in the First Civil District of Davidson County, Tennessee being part of lots 1 and 2 on the map of the subdivision of the G.P. Rose Property, as recorded in Book 547, page 74, R.O.D.C., Tennessee and being more fully described as follows

Beginning at an iron pin on the easterly right-of-way line of Nolensville Road at the common westerly corner of lots 2 and 3 of G.P. Rose Subdivision; thence,

BOOK 7523 PAGE 942

1. With the easterly right-of-way line of Nolensville Road in a northerly and westerly direction with a 17,230.0-foot radius curve to the left, 222.2 feet to an iron pin; said curve has a chord bearing and distance of N 25° 29' 10" W, 222.20 feet; thence,
2. With a 12.43-foot radius curve to the right, 25.25 feet to a railroad spike on the southerly right-of-way line of Glenrose Avenue; said curve has a chord bearing and distance of S 32° 40' 00" E, 21.13 feet; thence,
3. With said line, S 89° 08' 00" E, 151.32 feet to an iron pin; thence,
4. Severing said lots 1 and 2, S 26° 07' 42" E, 241.66 feet to an iron pin on the line between lots 2 and 3 of G.P. Rose Subdivision; thence,
5. With the line between lots 2 and 3, N 89° 37' 40" W, 173.50 feet to the point of beginning and containing 37,182 square feet or 0.854 acres.

Being a part of the same property conveyed to The Southland Corporation by deed from Chevron, U.S.A., Inc. recorded in Book 5681, page 35, R.O.D.C., Tennessee and later being conveyed to John P. Thompson and Margaret A. Fuller, two of the Trustees of the Southland Employees' Trust under Trust Agreement dated December 30, 1974, by deed of record in Book 6044, page 746, R.O.D.C., Tennessee.

PROPERTY TITLE REFERENCE

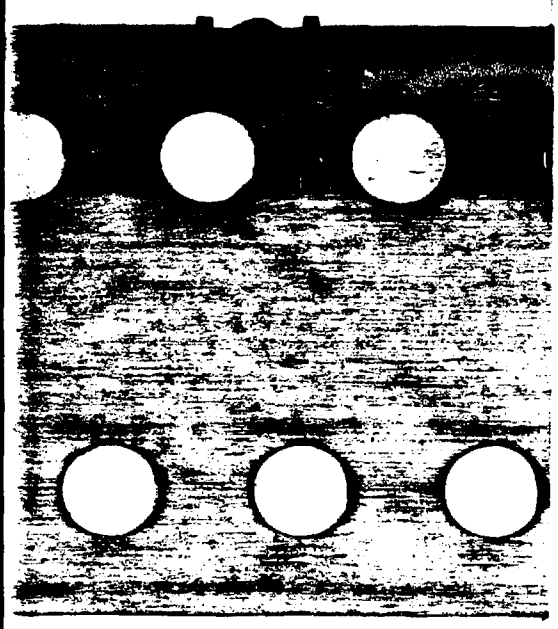
Later being conveyed to John P. Thompson and Margaret A. Fuller, two of the Trustees of the Southland Employees' Trust under Trust Agrement dated December 30, 1974, by deed of record in Book 6044, page 746, R.O.D.C., Tennessee.

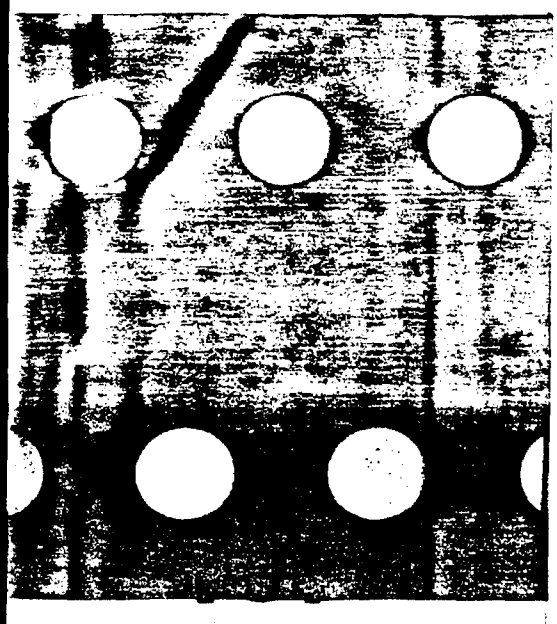
2 3 7 4 8

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 943

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

23748

IDENTIFICATION REFERENCE

APR 22 11 33 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

			CAMT	
				667611.00
			CON TX	1869.28
			PRFEE	0.50
			WDEED	9.00
			TOTAL	1878.78
			CHECK	1878.78
04/22/88	01	11:34	0001	7292

No. 83395