2046-22

88-3788

(6)

Map-Parcel Nos.
95-14-122

New Owner
Send property tax bill to:
CIRCLE K PROPERTY MANAGEMENT
P. O. Box 52084 7784 04/22 0101 03CHECK 2046.22
Phoenix, Arizona 85072-2084

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

22716

SPECIAL WARRANTY DEED BOOK 7523 PAGE 948

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

2375O

IDENTIFICATION REFERENCE

APR 22 11 34 AM '88

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

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 $ 727,374.00

John H. Rodgers
Affiant TRUSTEE

SUBSCRIBED AND SWORN TO BEFOE ME, THIS THE 13th DAY OF April, 1988.

Deborah A. Allen
Notary Public

MY COMMISSION EXPIRES: _____

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

22716 TN
DAVIDSON
NASHVILLE
2711 ELM HILL PIKE/A

PROPERTY DESCRIPTION:

A tract of land in the First Civil District of Metropolitan Nashville - Davidson County, Tennessee, and being lot No. 8 on the plan of Metropolitan Industrial Park, Phase II, Section Eleven, recorded in Book 5190, page 425, R.O.D.C., Tennessee and being more particularly described as follows:

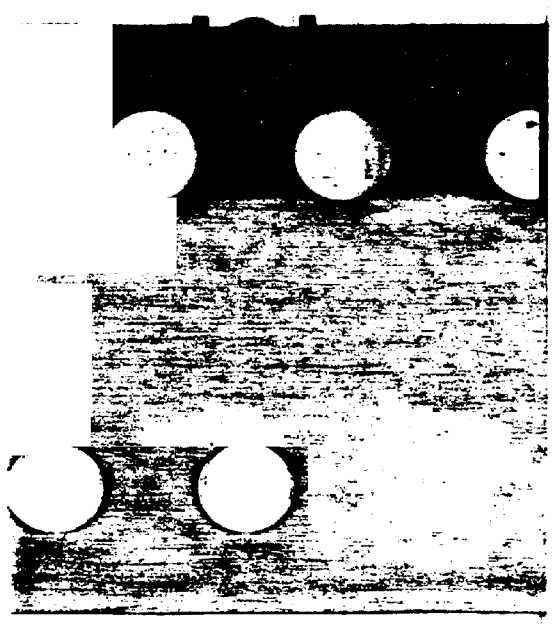
Beginning at an iron pin set on the southerly right-of-way line of Elm Hill Pike, 40 feet south of the centerline of Elm Hill Pike, at the westerly end of the southwesterly return curve at the intersection of Elm Hill Pike and Air Lane Drive (east); thence,

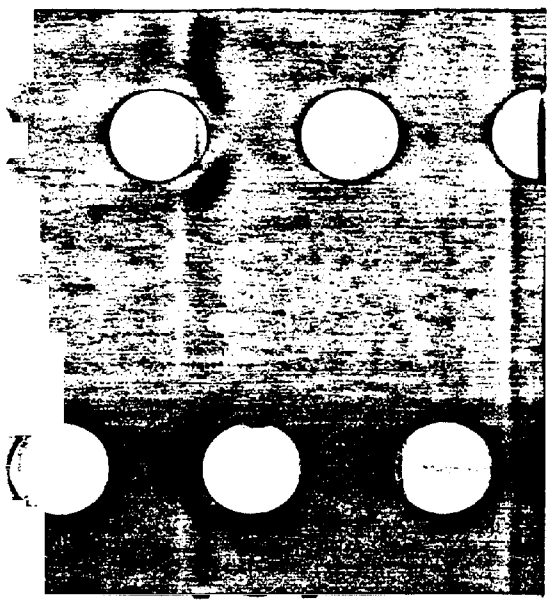
BOOK 7523 PAGE 950

1. With said curve, (radius 50 feet) southeasterly, a distance of 72.64 feet to an existing concrete monument on the westerly right-of-way line of Air Lane Drive (east); said curve has a chord bearing and distance of S 56° 04' 16" E, 66.420 feet, said existing concrete monument being 30 feet west of the centerline of Air Lane Drive (east); thence,
2. With the westerly right-of-way line of Air Lane Drive (east), S 14° 27' 00" E, 155.57 feet to an existing concrete monument; thence,
3. With the north line of lot 9 of the Metropolitan Industrial Park, Section 19, as of record in Book 5190, page 691, R.O.D.C., Tennessee, S 83° 41' 08" W, a distance of 143.08 feet to an existing iron pin in the east line of lot 38 of Metropolitan Industrial Park, Section 31, as of record in Plat Book 4595, page 81, R.O.D.C., Tennessee; thence,
4. With the east line of said lot 38, N 20° 18' 32" W, a distance of 200.00 feet to an iron pin set in the south right-of-way line of Elm Hill Pike; thence,
5. With said south right-of-way line, N 82° 18' 28" E, a distance of 118.77 feet to the point of beginning and containing 29,684 square feet or 0.681 acres.

Being the same property conveyed to John P. Thompson and Margaret A. Fuller, two of the trustees of The Southland Employees Trust, by deed of record in Book 6049, page 79, R.O.D.C., Tennessee.

EXHIBIT A





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7523 PAGE 951

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

2375.0

IDENTIFT REFERENCE

APR 22 11 34 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

04/22/88 01 11:34 0001 7294

CAMT	727374.00
CON TX	2036.72
PRFEE	0.50
WDEED	9.00
TOTAL	2046.22
CHECK	2046.22

No. 83397