1620.62

88.3711

8

(3)

Map-Parcel Nos.
071-07-0 073.00

New Owner +
Send property tax bill to:
CIRCLE K PROPERTY MANAGEMENT
P. O. Box 52084 04/22 0101 03CHECK 1620.62
Phoenix, Arizona 85072-2084

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

23522

SPECIAL WARRANTY DEED BOOK 7523 PAGE 956

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

23752

IDENTIFICATION REFERENCE

APR 22 11 35 AM '88

FELIX Z. WILSON 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)

My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $575,378.00

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 Texas
My Commission Expires 3/10/92

MY COMMISSION EXPIRES: _____

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

23522 TN
DAVIDSON
NASHVILLE
3202 DICKERSON/T-11.

EXHIBIT A

PROPERTY DESCRIPTION:

A tract of land in the First Civil District of Metropolitan Nashville - Davidson County, Tennessee, being more particularly described as follows:

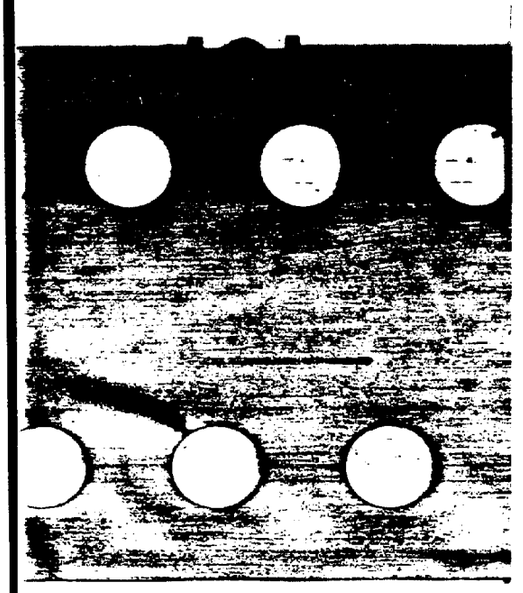
Beginning at a railroad spike set at the northeasterly end of the northwesterly return curve at the intersection of West Trinity Lane (65' R.O.W.) and Dickerson Pike, U.S. Highway 41 and 31-W, State Route 11 (73' R.O.W.); thence,

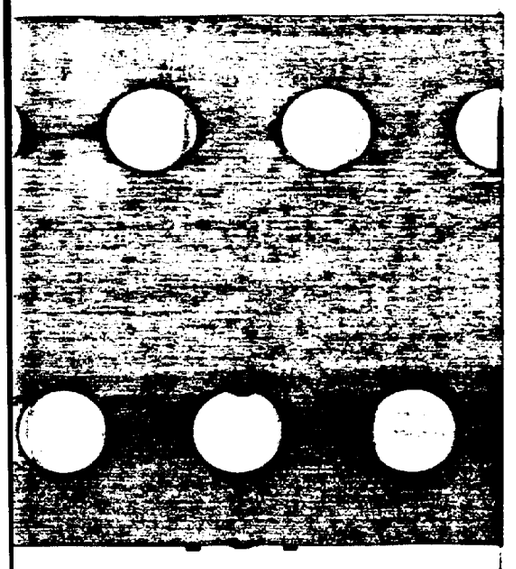
1. Southwestwardly with the northerly right-of-way line of West Trinity Lane and a 50.00-foot radius curve to the right, a distance of 67.63 feet to an iron pin set; said curve has a chord bearing and distance of S 52° 40' 01" W, 62.59 feet; thence,
2. Continuing with said right-of-way line, N 88° 35' 00" W, a distance of 90.14 feet to an iron pin set; said pin being the southeasterly property corner of Lot 1, Section 1, Linda Jacob Subdivision, as of record in Plat Book 2083, page 7, R.O.D.C., Tennessee and also being the southeasterly property corner of William G. Jacob, Jr. and wife, Jo Ann Hall Jacob, as of record in Deed Book 2642, page 135, R.O.D.C., Tennessee; thence,
3. Leaving said right-of-way line with the easterly property line of William G. Jacob, Jr. and wife, Jo Ann Hall Jacob and Tract "B", in part, of the Eun S. Lim property, as of record in Deed Book 7168, page 79, R.O.D.C., Tennessee, N 13° 30' 00" E, a distance of 178.14 feet to an existing monument cap in a 2½" steel pipe; said cap being the southwesterly property corner of Tract "A" of the Eun S. Lim property, as of record in Deed Book 7168, page 79, R.O.D.C., Tennessee; thence,
4. Leaving the easterly property line of Tract "B" with the southerly property line of Tract "A", S 74° 00' 00" E, a distance of 130.00 feet to a P.K. nail set in lead on the westerly right-of-way line of Dickerson Pike; thence,
5. Southwardly with the westerly right-of-way line of Dickerson Pike and a 3853.00-foot radius curve to the left, a distance of 105.09 feet to the point of beginning. Said curve has a chord bearing and distance of S 14° 41' 56" W, 105.09 feet. This tract contains 20,412 square feet or 0.47 of an acre more or less.

PROPERTY TITLE REFERENCE:

This tract is part of parcel (73) as shown on Davidson County Property Map Number 71-7 and is also a part of the same property conveyed to John P. Thompson and Margaret A. Fuller, Trustees, by deed of record in Book 6068, page 213, R.O.D.C., Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN
THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7523 PAGE 959

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

23752

IDENTIFICATION REFERENCE

Apr 22 11 35 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT 575378.00
CON TX 1611.12
PRFEE 0.50
WDEED 9.00
TOTAL 1620.62
CHECK 1620.62

04/22/88 01 11:35 0001 7296

No. 83399