1309.82

88-3714

(9)

Map-Parcel No.
161-4-180

(3)

New Owner BOOK 7523 PAGE 960
Send property tax bill to:
CIRCLE K PROPERTY MANAGEMENT
P. O. Box 52084 04/22 0101 03CHECK 1309.82
Phoenix, Arizona 85072-2084

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

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN
APR 22 11 35 AM '88
24390
IDENTIFICATION REFERENCE

2 3 7.5 3

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 The Southland Corporation, a Texas corporation, 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

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

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 and affixed its seal on the day and year above written.

ATTEST:

Daniel T. Cook
Assistant Secretary

THE SOUTHLAND CORPORATION

By: K.M. Slauth
Vice President

SEAL

STATE OF TEXAS §
§
COUNTY OF DALLAS §

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared K. M. Slauth and Daniel T. Cook, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged themselves to be Vice President and Assistant Secretary, respectively, of The Southland Corporation, the within named bargainor, a TEXAS corporation, and that they as officers, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by themselves as such officers.

Witness my hand and official seal in the County and State last aforesaid this 29th day of March, 1988.

Deborah A. Allen
NOTARY PUBLIC IN AND FOR
DALLAS COUNTY, TEXAS

My Commission Expires:

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

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ DALLAS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $464,359

Daniel T. Cook
Affiant Asst Sec

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF April, 19 88

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

Deborah A. Allen
Notary Public

MY COMMISSION EXPIRES

24590 TN
DAVIDSON
NASHVILLE
5101 NOLENSVILLE

EXHIBIT A

BOOK 7523 PAGE 962

PROPERTY DESCRIPTION

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee and being Lot No. 1 on the plan of Tusculum Heights as of record in Plat Book 4470, Page 10, R.O.D.C., Tennessee, being more particularly described as follows:

Beginning at an existing iron pin on the south right-of-way line of Tusculum Road, a 60-foot road, said point being the northeasterly corner of Medthal & Associates property recorded in Book 5627, Page 490, R.O.D.C., Tennessee and proceeding as follows:

1. With a curve to the left, eastwardly with the right-of-way of Tusculum Road and a radius of 848.51 feet, having a curve length of 96.16 feet with a chord bearing and distance of N69°45'00"E, 96.13 feet to an existing iron pin; thence,

2. Still with the right-of-way of Tusculum Road N66°30'13"E, 24.02 feet to an existing iron pin at the start of a return curve; thence,

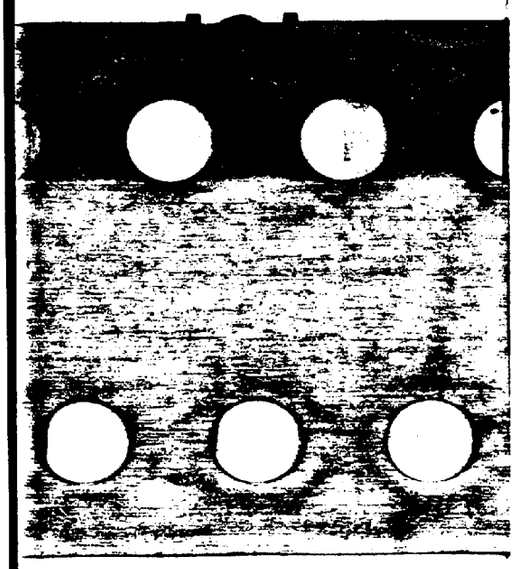
3. With said return curve to the right, a radius of 30.00 feet, having a curve length of 55.25 feet with a chord bearing and distance of S60°44'24"E, 47.76 feet to an iron pin set on the westerly right-of-way line of Nolensville Road, a 152-foot right-of-way; thence,

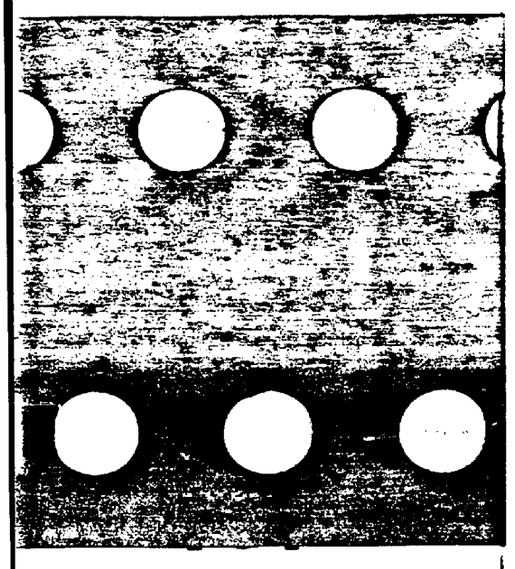
4. With the westerly right-of-way line of Nolensville Road S7°59'00"E, 225.00 feet to an iron pin set, a corner of Medthal & Associates; thence,

5. Leaving Nolensville Road with the common line of Medthal & Asswociates and this tract S82°01'00"W, 155.00 feet to an iron pin set; thence,

6. Continuing with said common line N7[illegible]°59'00"W, 226.95 feet to the point of beginning and containing 37,550 square feet or 0.86 acres, more or less.

Being the same property conveyed to The Southland Corporation by deed as recorded in Book 6127, Page 887, R.O.D.C., Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7523 PAGE 963

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

	464359.00
CON TX	1300.32
PRFEE	0.50
WDEED	9.00
TOTAL	1309.82
CHECK	1309.82

2 3 7.5 3.

IDENTIFICATION REFERENCE

APR 22 11 35 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

04/22/88 01 11:35 0001 7297

No. 83400