1495.74 88-37330 (16)

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Map Parcel Nos.
61-3-153

(3)

New Owner
Send property tax bill to:
CIRCLE K PROPERTY MANAGEMENT
P. O. Box 52084 04/22 0101 03CHECK 1495.74
Phoenix, Arizona 85072-2084

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

23921

SPECIAL WARRANTY DEED

APR 22 11 36 AM '88
FELIX Z. WILKINSON
DAVIDSON COUNTY, TN
REGISTER

IDENTIFICATION REFERENCE

2 3 7 5 4

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:

Assistant Secretary

THE SOUTHLAND CORPORATION

By: _____
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 _____ and _____, 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 28th day of March, 1988.

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
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 530,828.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF April, 1988.

NOTARY PUBLIC

MY COMMISSION EXPIRES:
My Commission Expires July 11, 1990

23921 TN
DAVIDSON
NASHVILLE
4900 GALLATIN/HAYSBO

EXHIBIT A

BOOK 7523 PAGE 966

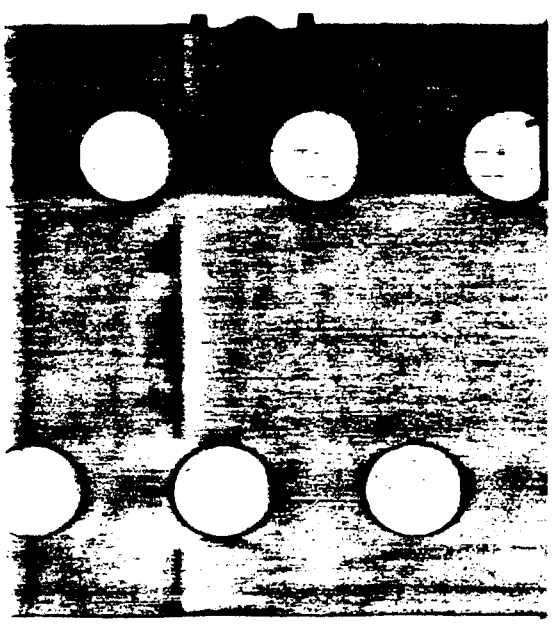
PROPERTY DESCRIPTION

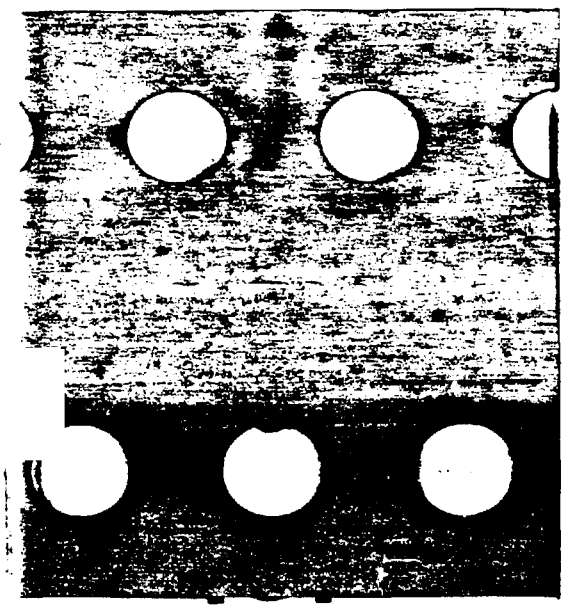
A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee, and being shown as an un-numbered tract on the plan entitled Inglewood Heights Subdivision, as of record in Book 1424, page 85, R.O.D.C., Tennessee, and being more particularly described as follows:

Beginning at a P.K. nail set at the intersection of the easterly right-of-way line of Gallatin Pike, U.S. 31-E, State Route No. 6, and the northerly right-of-way line of Haysboro Avenue; thence,

1. With the easterly right-of-way line of Gallatin Pike, N 1° 39' 18" E, 200.00 feet to an existing iron pin at the southwesterly corner of lot No. 28 on the above noted plan of Inglewood Heights, said lot now owned by Quentin L. Housholder, Trustee, of record in Deed Book 2633, page 88, R.O.D.C., Tennessee; thence,
2. With the common line between lot No. 28, Housholder, and the northerly line of the herein described tract, S 87° 56' 00" E, 150.00 feet to an existing iron pin at the common corner of lot No. 28 and lot No. 1, Inglewood Heights; thence,
3. With the common line of lot No. 1, now owned by Robert Clarence Bailey, of record in Deed Book 5432, page 628, R.O.D.C., Tennessee, and the easterly line of the herein described tract, S 1° 39' 18" W, 200.00 feet to an existing iron pin on the northerly right-of-way line of Haysboro Avenue; thence,
4. With the northerly right-of-way line of Haysboro Avenue, N 87° 56' 00" W, 150.00 feet to the point of beginning and containing 29,999 square feet or 0.688 acres, more or less.

Being the same property conveyed to Southland Corporation, by deed recorded in Book 5971, page 865 and Book 5971, page 869, R.O.D.C., Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7523 PAGE 967

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

2 3 7 5 4

IDENTIFICATION REFERENCE

APR 22 11 36 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

				CAMT	530828.00
				CON TX	1486.24
				PRFEE	0.50
				WDEED	9.00
				TOTAL	1495.74
				CHECK	1495.74
04/22/88		01	11:36	0001	7298

No. 83401