1274.54 88-3708 (11)

(3)

Map-Parcel Nos.
92-2-23 92-2-24

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

4179 04/22 0101 03CHECK 1274.54

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

BOOK 7523 PAGE 968

22734

SPECIAL WARRANTY DEED

FELIX Z. WILLIAMS REGISTER DAVIDSON COUNTY, TN
APR 22 11 36 AM '88
IDENTIFICATION
237555

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: B. M. Slaughter
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 B. M. Slaughter 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 28th day of March, 1988.

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

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

My Commission Expires:

DEBORAH A. ALLEN
Notary Public, 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 $451,770.00.

Daniel T. Cook
Affiant Asst Sec

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

Deborah A. Allen
Notary Public

MY COMMISSION EXPIRES _____

27734 T
DAVIDSON
NASHVILLE
[illegible] 28TH AVE N

EXHIBIT A

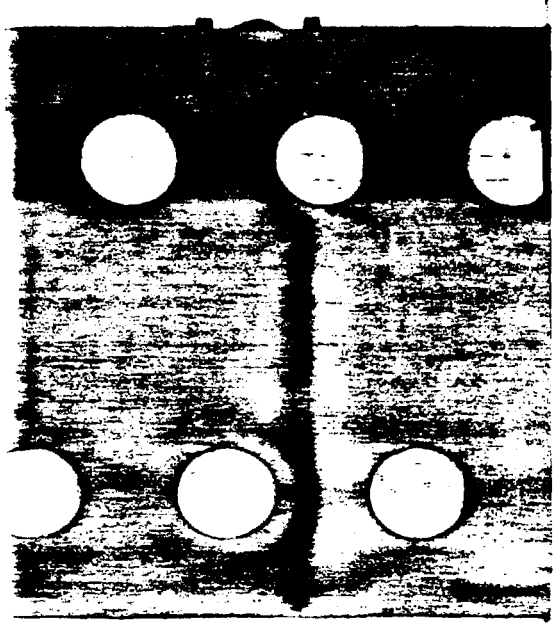
PROPERTY DESCRIPTION:

A tract of land in the First Civil District of Metropolitan Nashville - Davidson County, Tennessee being the remainder of certain lots on the unrecorded plan of Midway and all of Parcels 23 and 24 on Metro Tax Map 92-2, and being more fully described together as follows:

Beginning at an iron pin set at the south end of the southwest return curve at the intersection of 28th Avenue North (as widened) and John A. Merritt Boulevard (formerly Centennial Boulevard), and proceeding as follows:

1. With the west right-of-way line of 28th Avenue North (as widened), S 13° 53' 15" E, 44.37 feet to an iron pin set; thence,
2. Leaving 28th Avenue North with the north line of a tract conveyed to Wendard Associates by deed recorded in Book 6912, page 380, R.O.D.C., Tennessee, S 76° 08' 49" W, 139.36 feet to an iron pin set on the east right-of-way line of Alley # 1177; thence,
3. With said line, N 13° 38' 11" W, 150.00 feet to a railroad spike set on the south right-of-way line of John A. Merritt Boulevard; thence,
4. With said line, S 70° 14' 26" E, 153.23 feet to a P.K. nail set; thence,
5. With a curve to the right that has a radius of 25 feet, a length of 24.59 feet and a chord bearing and distance of S 42° 03' 50" E, 23.61 feet to the point of beginning and containing 14,430 square feet or 0.331 of an acre more or less.

BEING AND INTENDED TO a portion of the property conveyed to The Southland Corporation by Deed dated November 17, 1980, recorded November 18, 1980, in Book No. 5679, at Page 402, of the Deed Records of Davidson County, Tennessee.



OFFICIAL RECEIPT

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

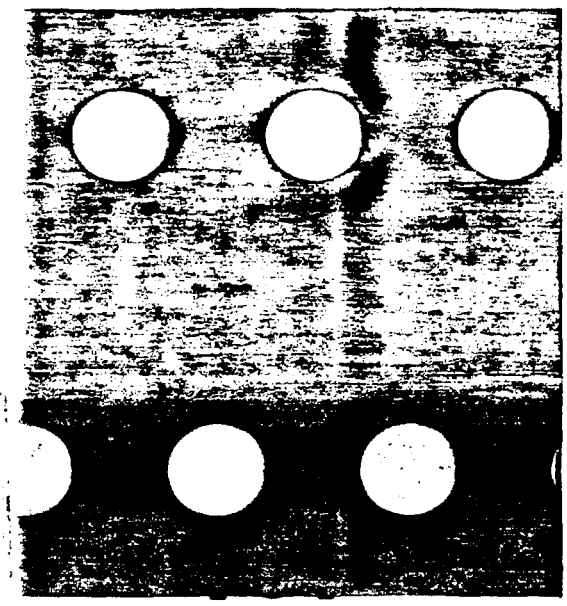
RECEIVED OF _____

FOR _____

BOOK 7523 PAGE 971

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 5

IDENTIFICATION REFERENCE

APR 22 11 36 AM '88

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

			CAMT	451770.00
			CON TX	1265.04
			PRFEE	0.50
			WDEED	9.00
			TOTAL	1274.54
			CHECK	1274.54
04/22/88	01	11:36	0001	7299

No. 83402