1528.22 88-3712 (12)

Map-Parcel Nos.
83-1-394 83-1-393

(3)

Send property tax bill to:
CIRCLE K PROPERTY MANAGEMENT
P. O. Box 52084
P300 04/22 0101 03CHECK 1528-22
Phoenix, Arizona 85072-2084

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

BOOK 7523 PAGE 972

APR 22 11 37 AM '88 # 42351

FELIX Z. WILSON JR. REGISTER DAVIDSON COUNTY TN

IDENTIFICATION REFERENCE

2 3 7 5 6

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 UNSATISFACTORY IN THIS DOCUMENT 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. Crook
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. Crook, 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

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 $542,378.

Daniel T. Crook
Affiant ASST SEC

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 19 88

Deborah A. Allen
Notary Public

MY COMMISSION EXPIRES

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

22251 TO
DAVIDSON
NASHVILLE
SEC INSTRUMENTS

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

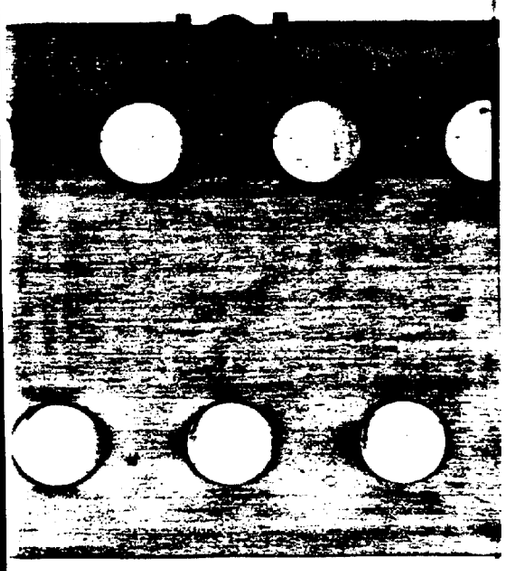
PROPERTY DESCRIPTION:

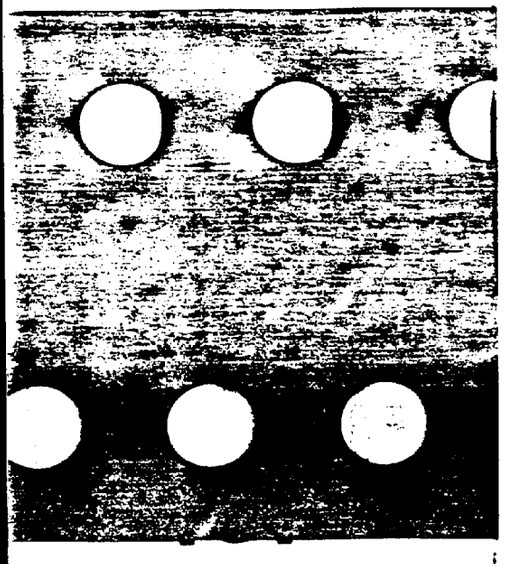
A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee and also being lots Nos. Two, Three and the northerly 5 feet of lot No. One on the map of J. B. Hancock's East End Addition, as of record in Plat Book 57, page 133, R.O.D.C., Tennessee and being more fully described as follows:

Beginning at a P.K. nail set on the east right-of-way line of Gallatin Pike, U.S. 31 E, S.R. 6 (a 70-foot road) at the intersection of the southerly right-of-way line of Granada Avenue (a 50-foot road); thence,

1. With the south right-of-way line of Granada Avenue, S 78° 39' 00" E, a distance of 149.78 feet to a railroad spike set in the west line of a 15 foot alley; thence,
2. Leaving the south right-of-way line of Granada Avenue and with the west line of said alley, S 12° 01' 00" W, a distance of 105.00 feet to an iron pin set at the northeast property corner of a tract of land conveyed to the Hamilton Realty Corporation, as of record in Deed Book 4455, page 133, R.O.D.C., Tennessee; thence,
3. With the north property line of the Hamilton Realty Corporation, N 78° 34' 25" W, a distance of 149.78 feet to an iron pin set in the east right-of-way line of Gallatin Pike; thence,
4. With said east right-of-way line, N 12° 01' 04" E, a distance of 104.80 feet to the point of beginning and containing 15,711 square feet or 0.36 acres more or less.

Being Parcel 393 on Metropolitan Tax Map 83-1, and being the same property conveyed to the Southland Corporation, by deed recorded in Book 5572, page 107, R.O.D.C., Tennessee and deed recorded in Book 5572, page 111, R.O.D.C., Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7523 PAGE 975

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 6

IDENTIFICATION REFERENCE

APR 22 11 37 AM '88

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

CAMT	542378.00
CON TX	1518.72
PRFEE	0.50
WDEED	9.00
TOTAL	1528.22
CHECK	1528.22

04/22/88 01 11:37 0001 7300

No. 83403