1626.78

88-3709

(13)

BOOK 7523 PAGE 976

Map-Parcel Nos.
041-16-0 007.00

(3)

New Owner

Send property tax bill to:
CIRCLE K PROPERTY MANAGEMENT
P. O. Box 52084 04/22 0101 03CHECK 1626.78
Phoenix, Arizona 85072-2084

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

APR 22 11 37 AM '88
FELIX Z. WINTERS REGISTER
DAVIDSON COUNTY, TN.

12493

IDENTIFICATION REFERENCE

237577

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. Croak
Assistant Secretary

THE SOUTHLAND CORPORATION

By: K. N. Sleuth
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. N. Sleuth and Daniel T. Croak, 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

NOTARY PUBLIC STATE OF 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 $577,589.

Daniel T. Croak
Affiant Asst Sec

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

Deborah A. Allen
Notary Public

MY COMMISSION EXPIRES

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

T.
DAVIDSON
TENNESSEE

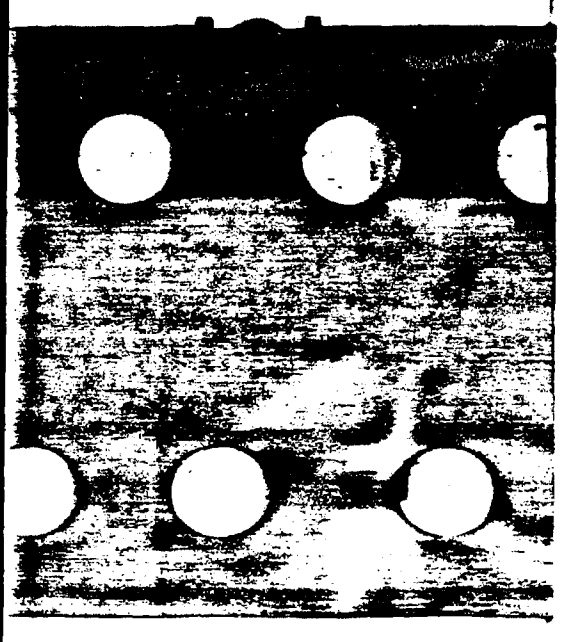
PROPERTY DESCRIPTION

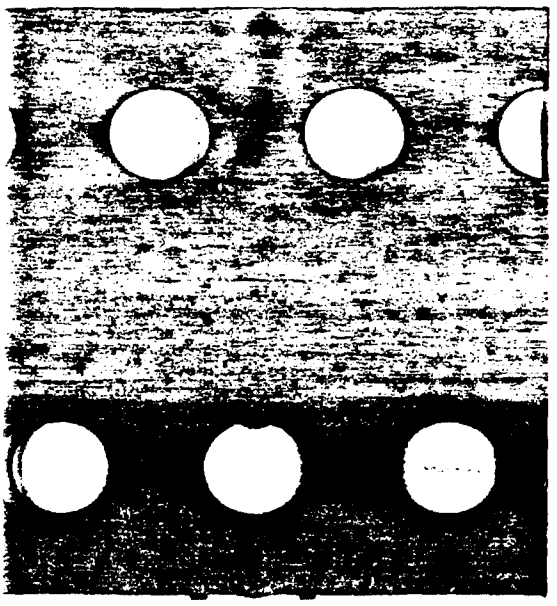
Being part of Lot No. 4 on the plan of Bellshire Estates, Section II as of record in Plat Book 2133, page 111, R.O.D.C., Tennessee and being more particularly described as follows:

Beginning at an existing iron pin on the southerly right-of-way line of Westchester Drive, said iron pin being located 205.67 feet east of a existing iron pin at the northwest corner of Lot No. 4; thence,

1. With said line, S 86° 32' 00" E 184.03 feet to an existing iron pin at the westerly end of the southwesterly return curve at the intersection of Westchester Drive and Dickerson Pike; thence,
2. Eastwardly and southwardly with a 25.00 foot radius curve to the right, 39.27 feet to an existing iron pin at the southerly end of said curve on the westerly right-of-way line of Dickerson Pike; thence,
3. With said line S 3° 28' 00" W 184.03 feet to an iron pin set; thence,
4. Severing Lot No. 4, N 86° 32' 00" W 209.03 feet to an existing iron pin; thence,
5. N 3° 28' 00" E 209.03 feet to the point of beginning and containing 1.00 acres, more or less.

Being Tract No. 1 conveyed to The Southland Corporation from Chevron U.S.A., Inc. by deed recorded in Book 5686, page 49, R.O.D.C., Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7523 PAGE 979

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 7

IDENTIFICATION REFERENCE

APR 22 11 37 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

			CAMT	
				577589.00
			CON TX	1617.28
			PRFEE	0.50
			WDEED	9.00
			TOTAL	1626.78
			CHECK	1626.78
04/22/88		01	11:37	0001 7301

No. 83404