(3) 1368 8

BOOK 7524 PAGE 31

Map Parcel No.
147-00-0 006.01

Send property tax bill to:
CIRCLE K PROPERTY MANAGEMENT
P. O. Box 52084 04/22 0101 03CHECK 1368:62
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 REGISTER DAVIDSON COUNTY TENN. APR 22 11 40 AM '88 # 23922 IDENTIFICATION REFERENCE 237.63

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

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: B. M. Stanley
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. Stanley 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 24th 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 $485,405.00

Daniel T. Cook
Affiant

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

Exhibit A

DAVIDSON
NASHVILLE
NWC NOLENSVILLE PIKE

PROPERTY DESCRIPTION:

A portion of Lot 6, J. A. Patterson's Land, as of record in Book 421, page 8, Register's Office for Davidson County, Tennessee.

A tract of land in the First Civil District of Metropolitan Nashville-Davidson County, Tennessee and being more fully described as follows:

Beginning at an existing iron pin on the northerly right-of-way line of Edmonson Pike, that is S 61° 37' 40" W, 150.00 feet from the westerly right-of-way line of Nolensville Road, U.S. 31-A, S.R. 11, and proceeding as follows:

1. With the common line of the herein described tract and a tract conveyed to H. B. Pond, by deed recorded in Book 6054, page 636 and Book 4153, page 798, R.O.D.C., Tennessee, N 13° 55' 00" W, 150.00 feet to an existing iron pin; thence,
2. With the south line of H.G. Hill Realty Company, by deed recorded in Book 6238, page 768 and Book 6193, page 191, R.O.D.C., Tennessee, N 61° 37' 40" E, 150.00 feet to an iron pin set on the westerly right-of-way line of Nolensville Road; thence,
3. With said line, S 13° 55' 00" E, 139.00 feet to an iron pin set; thence,
4. With a 39-foot radius curve to the right, southwesterly a distance of 25.57 feet to an iron pin set on the northerly right-of-way line of Edmonson Pike, said curve has a chord bearing and distance of S 36° 32' 04" W, 25.116 feet; thence,
5. With the northerly right-of-way line of Edmonson Pike, S 61° 37' 40" W, 130.00 feet to the point of beginning and containing 21,716 square feet or 0.50 of an acre, more or less.

Being Parcel 6-01 on Tax Map 147 and the same property conveyed to the Southland Corporation, by deed recorded in Book 5971, page 877, R.O.D.C., Tennessee.

LESS AND EXCEPT THE FOLLOWING:

Land conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, by Deed of record in Book 6151, page 623, as follows:

Land in the 6th Civil District of Davidson County, Tennessee, being a part of Lot No. 6 on the Plan of a subdivision of J. A. Patterson's Land, as of record in Book 421, Page 8, Register's Office for said County, described according to a survey made by James A. Hamilton, Jr., Surveyor, February 16, 1963, as follows:

BEGINNING at a point lying on the existing northerly margin of Edmondson Pike, said point being the common corner of Parcels 6.1 and 30 as shown on Property Map Sheet #147; thence along the northerly margin of Edmondson Pike North 61° 37' 40" East for a distance of 130 feet to a point, said point being the beginning of a curve with a radius of 39 feet; thence along the curve bearing the northwest for a distance of 25.57 feet to a point, said point being on the westerly margin of Nolensville Pike; thence along the westerly margin of Nolensville Pike North 13° 55' West for a distance of 21.03 feet to a point, said point being the beginning of a curve with a radius of 30 feet for the proposed new right-of-way; thence along the curve bearing to a southwesterly direction for a distance of 39.55 feet to a point, said point being on the proposed new northerly margin of Edmondson Pike; thence along the proposed northerly margin of Edmondson Pike 126.75 feet to a point, said point lying on the common line between Parcels 6.1 and 30 as shown on Property Map #147; thence along the said common line South 13° 55' East 8.7 feet to the point of beginning containing 1,308 square feet.

Being a t[illegible] of the same property conveyed to Grantor by deed recorded in [illegible]

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7524 PAGE 34

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

CAMT 485405.00
CON TX 1359.12
BANK 0.50
WDEED 9.00
TOTAL 1368.62
CHECK 1368.62

04/22/88 01 11:40 0001 7307

2 3 7 6 3

IDENTIFT REFERENCE

APR 22 11 40 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 83410