Case no 87-1799

BOOK 7579 PAGE 628

STATE OF TENNESSEE }
COUNTY OF Davidson }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 430,000.00

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 21 DAY OF June 1988

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

MY COMMISSION EXPIRES My Commission Expires Sept. 11, 1990

THIS INSTRUMENT WAS PREPARED BY

MARK MORRISON (NAME) 323 UNION STRRET NASHVILLE, TENNESSEE 37201 (ADDRESS)

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
National Convenience Stores, Inc., A Delaware Corporation (NAME)	SAME (NAME)	135-00 078
Real Estate Tax Department. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	135-00 077
PO Box 758, Houston TX 77001 (CITY) (STATE) (P O ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, COMMERCIAL INVESTMENT, INC.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO NATIONAL CONVENIENCE STORES, INCORPORATED, A DELAWARE CORPORATION

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

BEING A PARCEL OF LAND SITUATED IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, SAID PARCEL BEING LOT ONE AS SHOWN ON THE PLAN OF REVISED NASHBORO CENTER, RECORDED IN PLAT BOOK 6900, PAGE 627, R.O.D.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A POINT SITUATED AT THE SOUTHWEST INTERSECTION OF MURFREESBORO PIKE AND UNA-ANTIOCH PIKE, SAID POINT BEING THE SOUTHERLY RADIUS RETURN OF SAID INTERSECTION;

THENCE, ALONG THE WESTERLY MARGIN OF MURFREESBORO PIKE AROUND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 3°11'31", A RADIUS OF 3547.35 FEET A LENGTH OF 197.63 FEET, A CHORD WHICH BEARS S 16°57'34"E, FOR A DISTANCE OF 197.60 FEET TO A POINT;

THENCE, LEAVING SAID RIGHT-OF-WAY, N 83°00'55"W, A DISTANCE OF 219.18 FEET TO A POINT SITUATED IN THE SOUTHERLY MARGIN OF UNA-ANTIOCH PIKE;

THENCE, ALONG UNA-ANTIOCH PIKE, N 21°49'39"E, A DISTANCE OF 177.14 FEET TO A POINT;

THENCE, AROUND A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 140°21'10", A RADIUS OF 50.00 FEET, A LENGTH OF 122.48 FEET, A CHORD WHICH BEARS S 88°43'54"E, FOR A DISTANCE OF 94.07 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.69 ACRES OF LAND MORE OR LESS.

BEING a portion of the property conveyed to Commercial Investments, Inc., a Tennessee Corporation by Deed from Charlene H. Cantrell and Elaine Longyear, of Record in Book 7081, page 502, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved XX property, known as 2301 Murfreesboro Pike (House Number) (Street) Nashville, Tennessee (P O Address) (City or Town) 37217 (Postal Zip)

THIS CONVEYANCE IS MADE SUBJECT TO RESTRICTIONS AS SHOWN ON EXHIBIT "A" ATTACHED HERETO.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances estate title and interest thereto belonging to the said GRANTEES their heirs and assigns forever and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple have a good right to convey it and the same is unencumbered unless otherwise herein set out and we do further covenant and bind ourselves our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns against the lawful claims of all persons whomsoever. Wherever used the singular number shall include the plural the plural the singular and the use of any gender shall be applicable to all genders

Witness my hand this 21st day of June 1988.

H. Fredford Chairman

BOOK 7579 PAGE 629

STATE OF TENNESSEE }

Personally appeared before me, _____ _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor___, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____ _____, Tennessee, this _____ day of _____ 19___.

Commission expires_____ _____

Notary Public

_____

STATE OF TENNESSEE }

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared H. FRED FORD

and _____ with whom I am personally acquainted and who upon (his oath) (himself) acknowledged (themselves) to be the Chairman and _____ respectively of the COMMERCIAL INVESTMENT, INC. the within named bargainor, a corporation, and that (he) as such Chairman and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said H. Fred Ford as such Chairman, and attesting the same by the said xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx as such xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx

Witness my hand and official seal at office at Nashville on this the 21st day of June, 19 88

My commission expires_____ _____

Notary Public

STATE OF TENNESSEE NOTARY AT LARGE THOMAS S. KIRK

My Commission Expires Sept. 11, 1990

WARRANTY DEED

FROM

COMMERCIAL INVESTMENT, INC.

TO

NATIONAL CONVENIENCE STORES, INCORPORATED, A DELAWARE CORPORATION

Furnished by:

MID-SOUTH TITLE INSURANCE CORPORATION
LAWYERS TITLE INSURANCE CORPORATION

325 Union Street Building, Nashville, Tennessee 37201

EXHIBIT "A"

As part of the consideration for this conveyance, Grantor agrees that the property owned by Grantor and described in Exhibit "B" attached hereto shall be and is hereby restricted as follows:

Grantor covenants and agrees that there shall be no construction and/or operation of a convenience-type food store having sixteen thousand (16,000) square feet or less in building area in or upon any of such property described in Exhibit "B", nor shall there be constructed and/or operated any facility selling or distributing gasoline on any of such property.

These restrictions shall be real covenants running with the land and shall be binding upon Grantor, and its' successors and assigns.

Exhibit "B"

PROPERTY DESCRIPTION

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being a portion of the same property conveyed to Commercial Investors, Inc. of record in Deed Book 7081, Page 502, R.O.D.C., Tennessee, said parcel also being Lots Two, Three, and Four as shown on the revised Nashboro Center Subdivision Plat of Record in Plat Book 6900, Page 627, R.O.D.C., Tennessee, and being more particularly described by meter and bounds as follows:

Beginning at a point situated in the easterly margin of Una-Antioch Pike, said point being, S 21°49'39" W, a distance of 177.14 feet from the southwesterly radius return of the intersection of Una-Antioch Pike and Murfreesboro Pike;

Thence, leaving said right-of-way, S 83°00'55" E, a distance of 219.18 feet to a point situated in the northerly margin of Murfreesboro Pike;

Thence, around a curve to the right having a central angle of 1°01'10", a radius of 3547.35 feet, a length of 63.12 feet, a chord which bears S 14°51'11" E for a distance of 63.12 feet;

Thence, N 75°39'22" E, a distance of 10.00 feet to a point;

Thence, S 14°20'38" E, a distance of 402.61 feet to a point;

Thence, leaving Murfreesboro Pike and along the common line of the Emma and Johnnie Baskin Property, of record in Deed Book 5335, Page 898, R.O.D.C., Tennessee, S 81°31'08" W, a distance of 415.00 feet to a point;

Thence, S 5°56'10" W, a distance of 20.08 feet to a point;

Thence, N 86°01'54" W, a distance of 149.70 feet to a point situated in the easterly margin of Una-Antioch Pike;

Thence, along said right-of-way, N 21°49'39" E, a distance of 588.24 feet to the point of beginning and containing 4.563 acres of land more or less.

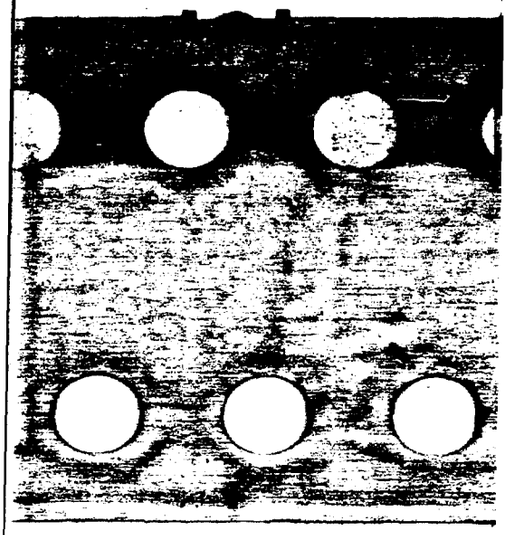
42445

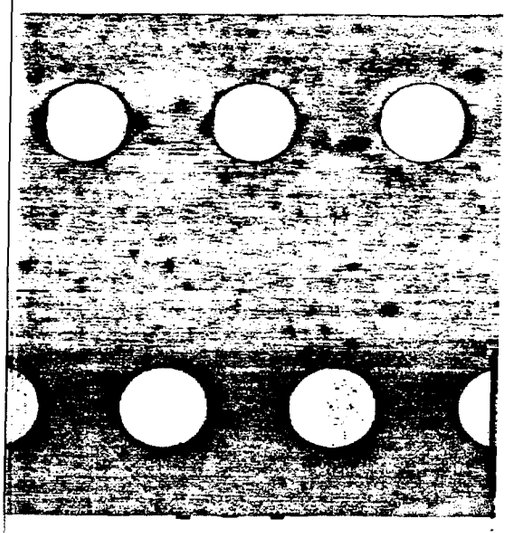
IDENTIFICATION REFERENCE

JUN 22 9 08 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

8279 06/22 0101 03CHECK 1216.50





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7579 PAGE 632

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
				CAMT
				430000.00
				CON TX 1204.00
				PRFEE 0.50
				TDEED 12.00
				TOTAL 1216.50
				CHECK 1216.50
06/22/88		01		09:12 0001 8279

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

42445.

IDENTIFICATION REFERENCE

JUN 22 9 08 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.105070