File #28

BOOK 7588 PAGE 252

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICH EVER IS GREATER, FOR THIS TRANSFER IS $1,100,000

Thomas K. Sanders, Trustee
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF JUNE, 19 88.

Notary Public

MY COMMISSION EXPIRES: 5/13/89
(AFFIX SEAL)

[Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
[Thomas K. Sanders, Trustee	Same	102 62
[3018 Ambrose Ave.		
[Nashville, TN 37207		
[		
[		
[		

[This instrument prepared by: James D. Moore, Attorney,
[1800 S. Baltimore Ave., Tulsa, OK 74119

1742 08/30 3201 $$$-EEK 1092.50

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Million, One Hundred Thousand and XX/100 ($1,100,000.00) DOLLARS cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, MAPCO PETROLEUM Inc. (the "Grantor") has bargained and sold, and by these presents does transfer and convey unto Thomas K. Sanders, Trustee, with full power to sell, transfer, convey or mortgage without joinder of any beneficiary (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference ("the Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the follows:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Covenant contained in deed of record in Book 4792, Page 320, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 4675, Page 82, said Register's Office, shows an Owners Certificate, and along the

lot's southerly boundary, a 20 foot reserve strip for future widening of Highway 70-N; a 20 foot buffer easement, a 30 foot private road easement; a 20 foot sanitary sewer easement along the southerly line and the south portion of the westerly lot line. Said plan also shows no access to Highway 70-N except at points indicated upon said plan.

4. Easements granted Chevron Oil Company by deed from Mary Napier Gainer, Conservator, et al., of record in Book 4164, Page 678, and to Melvin S. Taub, et al., of record in Book 4164, Page 673, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewer purposes granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant from Mary Napier Gainer, Conservator, et al., of record in Book 4164, Page 664, Register's Office for Davidson County, Tennessee.

6. Easement for vehicular, pedestrian and other traffic running from the east to west boundary lines and beginning 20 feet north of the south property line and extending northwardly 50 feet to a point 70 feet north of the south property line, reserved by deed of record in Book 4792, Page 320, said Register's Office.

TO HAVE AN TO HOLD the same tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 24th day of June, 1988, having caused its name to be signed hereto by its duly authorized officer on said day and date.

MAPCO PETROLEUM Inc.

Legal Review By: bm

ATTEST:

ASSISTANT TREASURER AND ASSISTANT SECRETARY

W. Jeffrey Hart
President

MAPCO PETROLEUM INC. CORPORATE SEAL 1966 DELAWARE

CORPORATE ACKNOWLEDGEMENT

STATE OF OKLAHOMA)
)
COUNTY OF TULSA)

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared W. Jeffrey Hart, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the President of MAPCO PETROLEUM Inc., a Delaware corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and official seal on this 24th day of June, 1988.

Notary Public in and for
Tulsa County, State of Oklahoma

My Commission Expires:
5-23-91

Marty Wilson
(Print Name)

MARTY WILSON NOTARY PUBLIC IN AND FOR TULSA COUNTY, OKLAHOMA

EXHIBIT A

A tract of land in the Second Civil District of Metropolitan, Nashville, Davidson County, Tennessee, being shown as Lot One on the Plan of Mary Napier Ganier, et al property, as recorded in Plat Book 4675, Page 82, Register's Office for Davidson County, Tennessee, and being more particularly described according to a survey prepared by Ragan-Smith-Murphy & Associates, Inc., dated June 12, 1980, revised June 8, 1988, as follows:

Beginning at a concrete monument on the north right-of-way line of U.S. Highway 70-N, Charlotte Pike at the southwest corner of the above mentioned subdivision plan and the southwest corner of Lot One, and proceeding as follows:

With the east line of a tract conveyed to Norris and Patricia Hall, by deed recorded in Book 6231, Page 387, R.O.D.C., Tennessee, and the east line of a tract conveyed to Nashville Associates, by deed recorded in Book 4164, Page 673, R.O.D.C., Tennessee, N 25° 30' 00" W, 330.84 feet to an existing iron pin; thence, N 42° 23' 00" W, 208.67 feet to an existing iron pin; thence, with the line between lots 1 and 2, N 47° 37' 00" E, 230.00 feet to an iron pin set; thence, S 42° 23' 00" E, 242.80 feet to an iron pin set; thence S 25° 30' 00" E, 365.51 feet to an existing iron pin on the north right-of-way line of U.S. Highway 70-N; thence, with said line, S 64° 38' 00" W, 230.00 feet to the point of beginning, and containing 3.03 acres, more or less.

THERE IS ALSO CONVEYED the following described easement set forth in Deed from Albert F. Ganier, Jr., Trustee, et al., to Blue Chip Properties, of record in Book 4792, Page 320, Register's Office for Davidson County, Tennessee.

TOGETHER with the easement rights reserved by Grantors in deeds to Nashville Associates and to Chevron Oil Company, of record in Book 4164, Page 673 and 678, respectively, said Register's Office. Grantors further grant, assign, set over, and convey to Grantee, its successors and assigns, a permanent non-exclusive easement for vehicular, pedestrian and other traffic for use by any member of the public having a lawful right to transact business with or visit upon the property touching the easements herein conveyed or reserved or any future extensions thereof, over a portion of the 10.91 acre tract of Grantors to the east of the tract herein conveyed, said easement being located 20 feet north of the south boundary line of said 10.91 acre tract and extending to a line 70 feet north of said south boundary line of said tract and extending approximately 270 feet easterly from the eastern boundary of property herein conveyed.

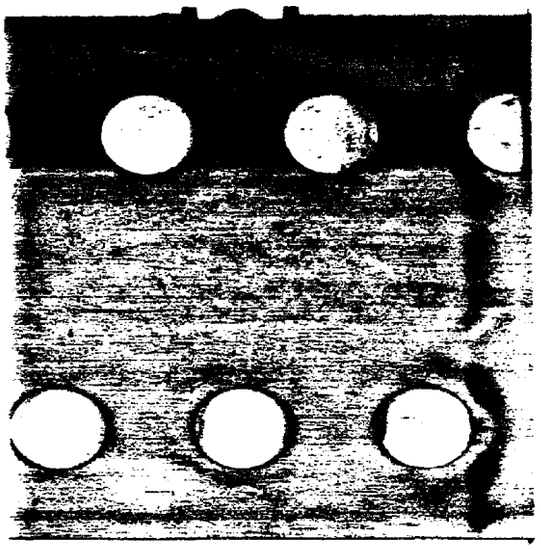
BEING the same property conveyed to Delta Marketing Company; a division of Earth Resources Company, a Delaware Corporation, by deed from J. D. Eatherly, Trustee, with full power to sell, transfer, convey, or mortgage without joinder of any beneficiary, of record in Book 5618, Page 528, Register's Office for Davidson County, Tennessee, as corrected by Deed of Correction between J.D. Eatherly, Trustee, and MAPCO PETROLEUM Inc. dated June 23, 1988, of record in Book 7588, Page 250, Register's Office for Davidson County, Tennessee.

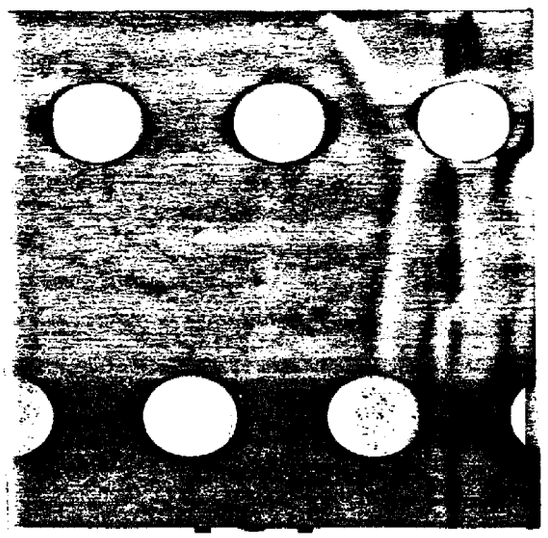
4541.5.

IDENTIFICATION REFERENCE

JUN 30 2 41 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7588 PAGE 256

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 1100000.00
				CON TX 3080.00
				PRFEE 0.50
				WDEED 12.00
				TOTAL 3092.50
				CHECK 3092.50
06/30/88	01			14:41 0001 1743

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4541.5

IDENTIFY REFERENCE

JUN 30 2 41 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 108493