Map 54-2
Parcel 70

FILE BOX 57

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 7780 PAGE 710

QUITCLAIM DEED

THIS INDENTURE made this 21st day of February, 1989, by and between TEXACO REFINING AND MARKETING INC., a Delaware corporation, authorized to do and doing business in the State of Tennessee, herein represented by its undersigned corporate officer, duly authorized as per attached resolution of its Board of Directors, and whose mailing address is 1111 Rusk Ave., Houston, Texas 77002, Tax I.D. No. 13-193-2447, herein called "Grantor," and STAR ENTERPRISE, a General Partnership formed under the New York Uniform Partnership Act, whose mailing address is 12700 Northborough, Suite 400, Houston, Texas 77067, Tax I.D. No. 76-0262490, herein called Grantee, for and in consideration of $10.00 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, does hereby remise, release, quitclaim, grant, and convey to Grantee all of Grantor's right, title and interest in and to the oil, gas, and other minerals (including, but not limited to helium, lignite, sulphur and other solid, liquid and gaseious substances), regardless of the nature thereof and whether similar or dissimilar, in, on, and under the following described land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot "J" on the Resubdivision of Lot "J" Rivergate Park, as of record in Book 4300, page 142, Register's Office for said County, described as follows:
>
> BEGINNING at a point in the northwesterly margin of Gallatin Road, said point being the common front corner of Lots "J" and "K" on said plan; thence North 54° 37′ 04" West along the line between said two lots a distance of 236.12 feet to a point; thence continuing with the line between said two lots North 74° 30′ West a distance of 100.23 feet to a point which is the common rear corner of said two lots; thence North 15° 30′ East, along the margin of an access, drainage and utilities easement, 35 feet to a point; thence South 74° 30′ East 155.00 feet to a point; thence North 25° 47′ East 199.67 feet to a point in the southeasterly margin of an access easement; thence along said margin of said access easement South 41° 55′ East 245.00 feet to a monument in the northwesterly margin of Gallatin Road; thence southwardly along said margin of Gallatin Road along a curve having a radius of 985.00 feet, a distance of 134.76 feet to a monument; thence continuing along said margin of said Road, South 35° 22′ 56" West, 60.20 feet to the point of beginning.

The Grantor does not make any representation or warranty whatever, even for the return of the stated consideration.

IN WITNESS WHEREOF, the Grantor has executed this instrument this the 21st day of February, 1989, but effective December 31, 1988.

Signed and sealed in the presence of the undersigned competent witnesses

Sheriley L. Hooks

Lynn M. Wyatt

[SEAL]

TEXACO REFINING AND MARKETING INC.

By _____
Its President

ATTEST: _____
Assistant Secretary

APPROVED
Form DPH
Terms EJB
Date EJB

STATE OF GEORGIA
COUNTY OF DEKALB

I am employed by the Grantee herein named. The actual value of the property transferred hereunder is $10.00 OVC.

_____
Affiant

SUBSCRIBED AND SWORN TO before me on this 24 day of Feb, 1989.

_____
Notary Public

My Commission Expires: 5-23-91

11930

IDENTIFICATION REFERENCE

Feb 27 3 20 PM '89

KELLY Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

[SEAL]

STATE OF TEXAS *
*
COUNTY OF HARRIS *
*
*

ACKNOWLEDGEMENT

I, R.H. WILSON, a Notary Public in and for said County, in said State, hereby certify that G. F. Tilton, whose name as President of TEXACO REFINING AND MARKETING INC., a Delaware corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such corporate officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and seal of office this 21st day of February, 1989.

[SEAL]

R.H. Wilson
NOTARY PUBLIC R. H. WILSON
Notary Public, State of Texas

My Commission Expires: My Commission Expires December 12, 1991

L/C 21-282-011
Address: 1998 Gallatin Road
Nashville, Tennessee

- Sat Bell
Jeans

This Instrument Prepared by:

Daniel P. Hurley
P. O. Box 60252
New Orleans, LA 70160

G:\B\TN\DPH26

RESOLUTION ADOPTED BY THE BOARD OF DIRECTORS OF
TEXACO REFINING AND MARKETING INC.
May 24, 1988

RESOLVED, that the Chairman of the Board be and hereby is authorized to approve the terms and conditions of the sale, exchange, donation, or other transfer of any real property or other fixed (capital) assets of the Corporation having a sale value not in excess of $5,000,000.00, and to delegate so much of such authority to other Officers and employees of the Corporation as he deems appropriate for operational efficiency; and

RESOLVED FURTHER, that the Chairman of the Board, the President, any of the Vice Presidents, the Regional Managers, and the Attorneys-in-Fact be and they are hereby severally authorized to sign, and the Secretary and the Assistant Secretaries be and they are hereby severally authorized to attest and affix the Corporate seal to, such deeds, bills of sale, and other instruments, and to take such other actions as may be necessary or proper to carry out the purpose of the foregoing resolution; and

RESOLVED FURTHER, that the delivery of any such deed, bill of sale, or other instrument so signed, attested and sealed shall be conclusive evidence that the transaction has the approval of the Chairman of the Board of the Corporation and has been executed within the authority of the foregoing resolution; and

RESOLVED FURTHER, that the foregoing resolution supersedes the resolution of March 4, 1988, relating to the same subject.

A true copy, I certify.

L. N. ELSEN
Assistant Secretary

0706 02/27 0101 01CASH 9.00