Box 33

Source of Deed: Tenneco Oil Company

BOOK 7798 PAGE 711

Deed Prepared By:
J. Tracey Rogers
J. Tracey Rogers
P. O. Box 2511
Houston, Texas 77252
(713)757-5650

New Owner:

TOC Terminals, Inc.
P. O. Box 2511
Houston, TX 77252-2511

Send Tax Bills To:

Map Parcel Numbers:
to be assigned

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

This indenture, made this 9th day of March, 1989, between TENNECO OIL COMPANY, a Delaware corporation, whose address is P. O. Box 2511, Houston, Harris County, Texas 77252, Grantor herein, of the one part, and TOC TERMINALS, INC., a Delaware corporation, whose address is P. O. Box 2511, Houston, Harris County, Texas 77252, Grantee herein, of the other part.

WITNESSETH:

That the said TENNECO OIL COMPANY, for and in consideration of ten dollars ($10.00) to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, hereby grants, bargains, sells and conveys unto the said Grantee, its successors and assigns forever an undivided 34% interest in those certain tracts or parcels of land situated and being in the County of Davidson, State of Tennessee, together with all buildings, fixtures and improvements located thereon, more particularly described in Exhibit "A" attached hereto, subject to

the reservations from and exceptions to conveyance and warranty more particularly described as follows:

1. Rights with reference to spur tracks across premises as described in instrument of record in Book 1508, page 597, Register's Office for Davidson County, Tennessee.

2. Right of way granted to Nashville Gas and Heating Company under date of October 9, 1950, as referred to in deed from Ingram Products Company, a Tennessee corporation, to Ingram Products Company, a Delaware corporation, of record in Book 2027, page 66, Register's office for Davidson County, Tennessee.

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 forever; and the said TENNECO OIL COMPANY, does covenant and agree to and with the said Grantee that it is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances; that is has good right to sell and convey the same to Grantee as aforesaid; and that it will warrant and defend the said land and premises against all lawful claims and demands of all persons except as to the reservations from and exceptions to conveyance and warranty claiming by, through, or under said TENNECO OIL COMPANY, but against none other.

In witness whereof, the said TENNECO OIL COMPANY, hereto set its hand and affixed its seal the day and year above written.

ATTEST: TENNECO OIL COMPANY

A. B. Smith, Jr
Assistant Secretary

Boyd L. Henderson
Vice President

STATE OF TEXAS
COUNTY OF HARRIS

Before me, Carolyn Royal, a Notary Public of the State and County aforesaid, personally appeared Boyd L. Henderson and A. B. Smith, Jr., with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon oath, acknowledged that they are Vice President and Assistant Secretary respectively of Tenneco Oil Company, the within named bargainor, a corporation, and that Boyd L. Henderson and A. B. Smith, Jr. as such Vice President and Assistant Secretary, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Boyd L. Henderson as Vice President and attesting the same by the said A. B. Smith, Jr. as Assistant Secretary.

Witness my hand and seal, at office in Houston, Harris County, Texas this 9th day of March, 1989.

CAROLYN ROYAL
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-19-'91

Carolyn Royal
Notary Public, State of Texas
My Commission Expires: 10-19-91

STATE OF TEXAS
COUNTY OF HARRIS

The actual consideration for this transfer or value of property (whichever is greater) is $205,250.77. This is equal to or greater than the property would bring at a fair and voluntary sale.

J Tracey Rogers

Sworn to and subscribed before me this 9th day of March, 1989.

CAROLYN ROYAL
Notary Public
STATE OF TEXAS
My Comm. Exp. 10-19-'91

Carolyn Royal
Notary Public, State of Texas
My Commission Expires: 10-19-91

81108-01

EXHIBIT A

AN UNDIVIDED 34% INTEREST IN THE FOLLOWING TRACTS OR PARCELS OF LAND:

FEE PARCEL I:

BEGINNING on an iron pipe in the Southern right-of-way line of L&N Railroad, and corner to Ingram Industrial; thence with said right-of-way line N 38-41-50 E, 203.23 feet to a point; thence S 58-16-15 E, 156.33 feet to a point corner to Ingram's Industrial; thence with Ingram Industrial the following four (4) calls: 1) S 31-14-35 W, 90.98 feet to a point; 2) S 87-04-35 W, 35.58 feet to a point; 3) S 31-14-35 W, 91.15 feet to an iron rod; 4) N 58-02-10 W, 153.27 feet to the POINT OF BEGINNING, containing 0.718 acres, more or less.

FEE PARCEL II:

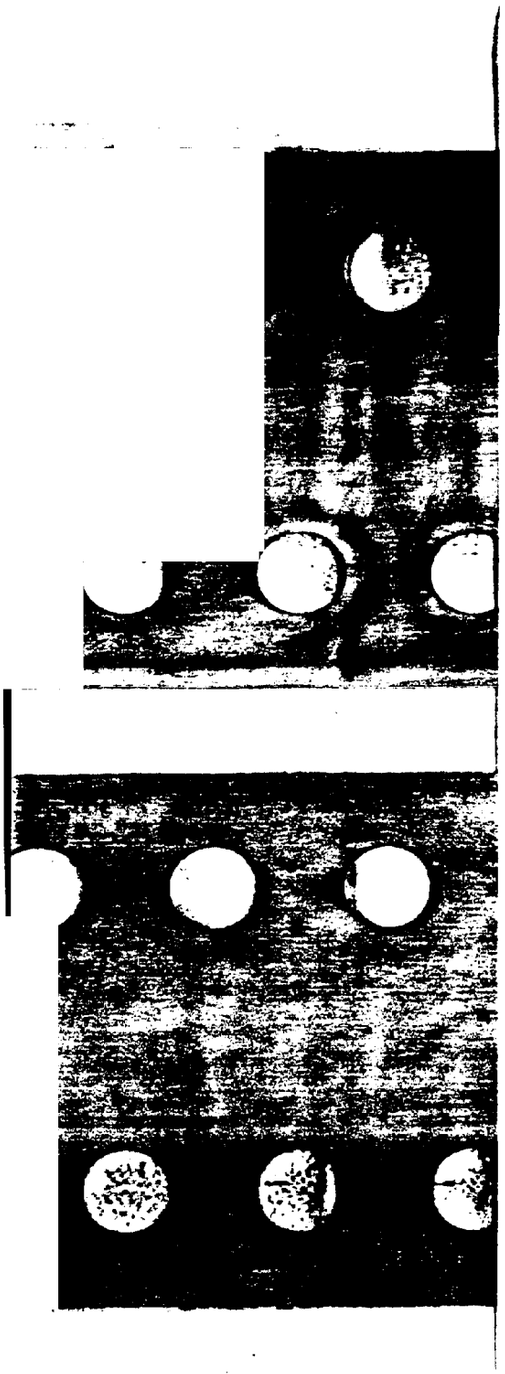
BEGINNING on an iron rod in the Northwestern right-of-way line of 63rd Avenue, and being corner to the 0.373 acre tract; thence leaving said right-of-way line N 58-15-00 W, 403.75 feet to an iron pipe in the Southern right-of-way line of L&N Railroad; thence with said right-of-way N 38-41-50 E, 240.68 feet to a point; thence along a curve to the right with a radius of 1203.50 feet, an arc distance of 389.16 feet, (having a chord of N 47-57-40 E, 387.46 feet) to an iron rod in the western right-of-way line of Centennial Blvd.; thence with said right-of-way line the following three (3) calls: 1) S 25-56-55 E, 95.55 feet to a point; 2) S 25-56-55 E, 138.01 feet to a point; 3) along a curve to the left with a radius of 517.14 feet, an arc distance of 80.53 feet, (having a chord of S 30-24-35 E, 80.45 feet) to a point in the northwestern right-of-way line of 63rd Avenue; thence with said right-of-way line S 32-01-00 W, 96.21 feet to a point; thence S 32-01-00 W, 352.39 feet to the POINT OF BEGINNING, containing 4.465 acres, more or less.

Being the same property conveyed to the grantor by deed from Murphy Oil USA, Inc. (formerly Murphy Oil Corporation) to Tenneco Oil Company of record in Book 7227, page 719, Register's Office of Davidson County, Tennessee; and

Being the same property conveyed to the grantor by deed from Southern Facilities, Inc. to Tenneco Oil Company of record in Book 7227, page 700, aforesaid records.

RECEIVED FOR RECORD
Mar 22 12 01 PM '89
TENNESSEE

18526.



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

RECEIVED OF _____

FOR _____

BOOK 7798 PAGE 715

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
205250.77
CON TX 677.49
PRFEE 0.50
WDEED 12.00
TOTAL 689.99
CHECK 689.99

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/22/89 01 12:03 0001 8141

18526

IDENTIFICATION REFERENCE

MAR 22 12 01 PM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 192645