3

Tennessee
Store #1958

BOOK 7816 PAGE 321

FROM: NATIONAL CONVENIENCE STORES INCORPORATED

This instrument prepared by:
Ernest E. Specks
JOHNSON, BROMBERG & LEEDS
2600 Lincoln Plaza
500 North Akard Street
Dallas, Texas 75201

TO: METROPOLITAN LIFE INSURANCE COMPANY

Address New Owner as Follows:	Send Tax Bills to:	Map-Parcel No.
Metropolitan Life Insurance Company	Same	135-00-061
Real Estate Investments		
L & O Tower		
401 Church Street		
26th Floor		
Nashville, TN 37219		
Attn: Regional Office Mngr.		

RUSH

APR 13 11 09 AM '89

246884

STATE OF TEXAS §
§
COUNTY OF DALLAS §

The actual consideration or value, whichever is greater, for this transfer is $679,553.00.

By C R Wortham
C. R. Wortham, Vice President

SUBSCRIBED AND SWORN TO BEFORE ME, this 12th day of April, 1989.

TRACY R. HAUSWIRTH
Notary Public, State of Texas
My Comm. Expires 11-13-91

Tracy R. Hauswirth
NOTARY PUBLIC in and for the
State of Texas

My Commission Expires: 11-13-91

5481 04/13 0101 03CHECK 2258.18

GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **NATIONAL CONVENIENCE STORES INCORPORATED**, a Delaware corporation (hereinafter called "GRANTOR"), has granted, bargained, sold, and conveyed and does hereby grant, bargain, sell and convey unto **METROPOLITAN LIFE INSURANCE COMPANY**, a New York corporation (herein called "GRANTEE"), its successors and assigns, the following described property, to-wit:

That certain tract or parcel of land situated in Davidson County, Tennessee, and being more particularly described on Exhibit "A" attached hereto and made a part hereof, with the hereditaments and appurtenances thereto appertaining, including all buildings, structures, fixtures and improvements located thereon, excluding, however, the property described on Exhibit "B", attached hereto and made a part hereof (here-inafter called the "Premises").

The Premises are transferred and conveyed subject to the limitations, restrictions and encumbrances set forth on Exhibit "C".

TO HAVE AND TO HOLD the Premises to said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that GRANTOR is lawfully seized and possessed of the Premises in fee simple, has good right to convey the same, and the same is unencumbered except as set forth on Exhibit "C"; and GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the premises to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has caused this instrument to be executed by its duly authorized officer as of the 12th day of April, 1989.

NATIONAL CONVENIENCE STORES INCORPORATED

By: _____
C. R. Wortham, Vice-President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

BEFORE ME, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **C. R. WORTHAM**, in Dallas County, Texas with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the Vice-President of **National Convenience Stores Incorporated**, a Delaware corporation, the within-named bargainor, and that he, as such Vice-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 its Vice-President.

WITNESS MY HAND AND SEAL of office this 12th day of April, 1989.

Tracy R. Hauswirth
NOTARY PUBLIC in and for the State of Texas

TRACY R. HAUSWIRTH
Notary Public, State of Texas
My Comm. Expires 11-13-91

Tracy R. Hauswirth
Printed Name of Notary

My Commission Expires: 11-13-91

Tennessee
#1958

EXHIBIT "A"

MAP 135 PARCEL 61

Land in Davidson County, Tennessee, being Lot 1 on the plan of Hot Stop Subdivision as of record in Plat Book 6250, Page 331, R.O.D.C., Tennessee and also situated in the southwest corner of Murfreesboro Pike and Franklin Limestone Road and more particularly described as follows:

Commencing at point of reference, said point being the intersection of south right-of-way line of Franklin Limestone Road (50' R.O.W.) with western right-of-way of Murfreesboro Pike (100' R.O.W.), thence along the south right-of-way of Franklin Limestone Road, S 66° 19' 45" W 135.79 feet to an iron pin found, said iron pin being the point beginning; thence with said right-of-way N 66° 19' 45" E 110.79 feet to an iron pin placed, the beginning of a curve to the right; thence with the chord of said curve having a radius of 30.99 feet, a length of 42.07 feet and an interior angle of 77° 46' 34", S 74° 50' 54" E 38.87 feet to an iron pin placed in the western right-of-way margin of Murfreesboro Pike, the beginning of a curve to the right; thence with the chord of said curve having a radius of 2242.0 feet, a length of 145.00 feet and interior angle of 3° 42' 22", S 33° 41' 20" E 145.00 feet to an iron pin found; thence leaving the right-of-way of Murfreesboro Pike, S 57° 16' 50" W 163.06 feet to an iron pin found; thence N 36° 33' 40" W 58.50 feet to an iron pin found; thence N 20° 23' 26" W 136.0 feet to the point of beginning, said tract containing 0.6438 acres or 28,047 square feet.

EXHIBIT "B"

Schedule of Excluded Personalty

Gasoline Equipment

All gasoline pumps, underground storage tanks, product lines, consoles, and associated electronic equipment and machines.

Exterior Signage

All exterior signs indicating the name or character of business conducted by Tenant (but excluding poles and standards) which may be removed without material or structural damage to the building.

Other Trade Fixtures

Furniture, equipment, display fixtures, inventory of merchandise for sale and other personal property which (a) are located or installed within the inside surface of the exterior walls, above the floor slab and below the interior surface of the ceiling (including the drop or acoustical ceiling grid) of the building, or marketing or servicing equipment located outside the building, (b) are used in connection with the storage, display or sale of merchandise or services in connection with the operations of Tenant's business, (c) can be removed without material or structural damage to the building, and (d) are not otherwise described above.

But specifically excluding the following:

I. Refrigeration Equipment.

a. Walk-in cooler with doors and display shelving
b. Remote condensing unit with evaporator coils
c. Frozen food display case
d. Remote condensing unit for frozen case
e. Dairy display case
f. Remote condensing unit for dairy case
g. Ice display case

II. Permanent Equipment.

a. Seating (4 tables/8 chairs)
b. Hand dryers
c. Sink (three compartment)
d. Energy management system
e. Safe
f. Water filter system
g. Store front banner sign holders

III. Gasoline Equipment.

a. Island forms
b. Intercom system
c. Canopy gas pricing signage

IV. Equipment Included in Building Package

a. Complete HVAC units with all accessories.

TN.-1958

EXHIBIT "C"

PERMITTED EXCEPTIONS

1. 1989 taxes which are not yet due and payable.

2. Restrictions contained in Book 6345, Page 541.

3. Sanitary Sewer and/or Storm Drainage Easement as set forth in Book 6229, Page 493.

4. Easement for Water Mains and Appurtenances as set forth in Book 6581, Page 224.

5. All matters shown on Plat recorded in Book 6250, Page 331, as follows:

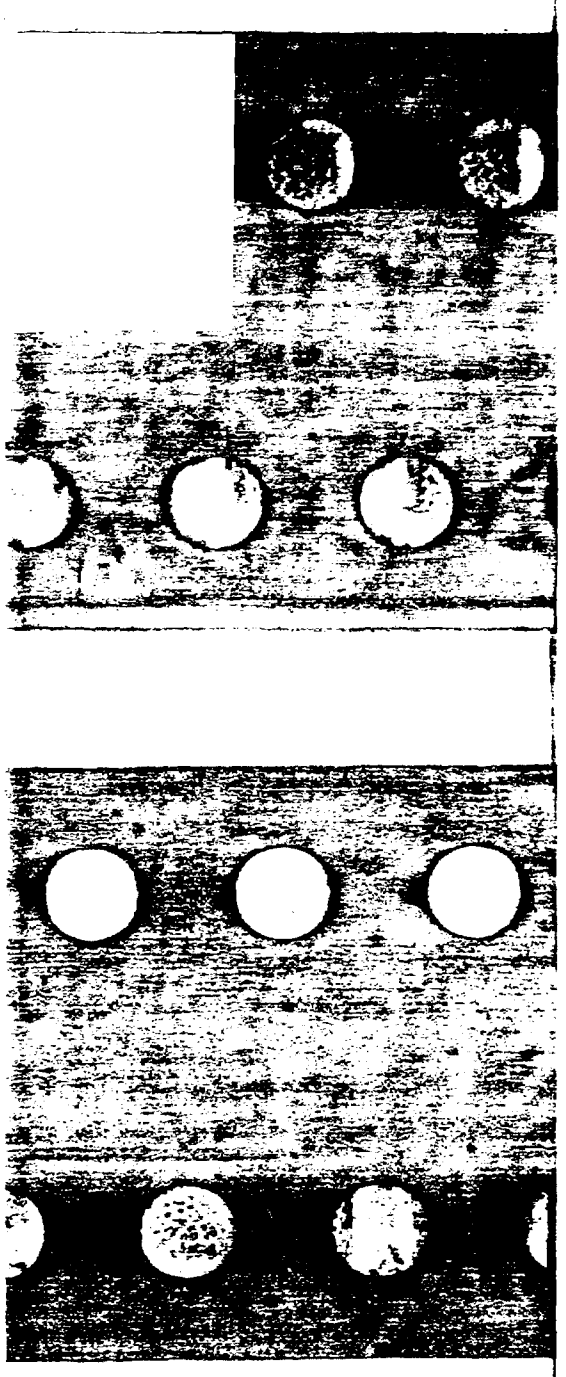
   (a) Public Utility and Drainage Easement over the southwesterly 20.
   (b) Covenant not to subdivide the property contained in the Owners Certificate on the Plat and the other restrictions described in notes 1 through 8 on such Plat.

   As to 3, 4, and 5(a) "and as to said Easements are shown on as-built Survey dated December 29, 1988, last revised April 3, 1989, prepared by Howard W. Anderson, Registered Land Surveyor No. 527."

6. The following matters revealed on as-built Survey dated December 29, 1988, last revised April 3, 1989, prepared by Howard W. Anderson, Registered Land Surveyor No. 527:

   (a) Concrete walk, fence, asphalt paving, concrete pad encroach into 20' public utility easement area.
   (b) Various minor improvements are located within the 15' minimum building setback areas adjacent to Murfreesboro Pike and Franklin Limestone Road.
   (c) Electric and telephone line crosses the Northeast corner of property.

ees.re/21950.744



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7816 PAGE 326

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	
			679553.00	
			CON TX 2242.68	
			PRFEE 0.50	
			WDEED 15.00	
			TOTAL 2258.18	
			CHECK 2258.18	
04/13/89	01	11:10 0001	5481	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

24684

IDENTIFICATION REFERENCE

APR 13 11 09 AM '89

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY TENN

No. 199871