ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
BP OIL COMPANY	SAME AS NEW OWNER	135
(NAME) 200 Public Square	(NAME)	78
(STREET ADDRESS OR ROUTE NUMBER) Cleveland, Ohio 44114-2375	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 7944 PAGE 785

For and in consideration of the sum of TEN AND 00/100 ---------- ($10.00) DOLLARS cash in hand paid by the within named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged,

NATIONAL CONVENIENCE STORES, INCORPORATED, A DELAWARE CORPORATION,

have bargained and sold, and by these presents do transfer and convey unto the said BP OIL COMPANY

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows:

Being a parcel of land situated in Nashville, Davidson County, Tennessee, said parcel being Lot One of the revised plan of Nashboro Center, recorded in Plat Book 6900, page 827, Register's Office for Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Beginning at a point situated in the westerly margin of Murfreesboro Road, and also being the northeast corner of Lot Number Three of the revised plan of Nashboro Center; Thence, leaving the westerly margin of Murfreesboro Road, N. 83° 00' 55 W, a distance of 219.18 feet to a point situated in the easterly margin of Una-Antioch Pike; Thence, along the easterly margin of Una-Antioch Pike, N 21° 49' 39 E, a distance of 177.14 feet to a point; Thence, around a curve to the right, and having a central angle of 140° 21' 10", a radius of 50.00 feet, a length of 122.48 feet, a tangent of 138.70 feet, and a chord which bears S 88° 43' 54 E, for a distance of 94.07 feet to a point situated in the westerly margin of Murfreesboro Road; Thence, along the westerly margin of Murfreesboro Road and around a curve to the right, having a central angle of 3° 11' 31", a radius of 3,547.35 feet, a length of 197.63 feet, a tangent of 98.84 feet and a chord which bears S 16°57' 34" E, for a distance of 197.60 feet to the point of beginning and containing 0.69 acres of land more or less.

Being the same property conveyed to National Convenience Stores, Incorporated, a Delaware corporation, by deed from Commercial Investment, Inc., of record in Book 7579, page 628, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (xx) property, known as Murfreesboro Road & Una-Antioch
(House Number) (Street)
Nashville, TN
(P.O. Address) (City or Town) (Zip Code)

To have and to hold the said trade 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.

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.

Witness our hands this 20th day of September, 19 89.

NATIONAL CONVENIENCE STORES, INCORPORATED

BY: [signature]
E. R. Wortham, Sr. Vice President

BOOK 7944 PAGE 786

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

the within named bargainor _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), 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 ___.

_____ Notary Public

Commission expires _____

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ HARRIS

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared C. R. Wortham with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be Sr. Vice Pres. of the NATIONAL CONVENIENCE STORES, INCORPORATED, the within named bargainor, a corporation, and that he as such Sr. V. P. being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by him self as Sr. Vice Pres.

Witness my hand and seal, at office in Houston, Texas, Harris County this 20th day of September, 1989

Marilyn F. York Notary Public

Commission expires _____

MARILYN F. YORK
Notary Public, State of Texas
My Commission Expires 8/14/93

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer or value of property (whichever is greater) is $510,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

William D. Castleman

Sworn to and subscribed before me
this 20th day of September, 19 89.
My commission expires 1-21-90 Notary Public Kathy J. Byers

NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

RETURN TO:	This instrument was prepared by:
WILLIAM D. CASTLEMAN, ATTORNEY	101 CUMBERLAND AVENUE MADISON, TN 37115
Name	Address

6860 2

IDENTIFICATION REFERENCE

SEP 22 2 57 PM '89

ALEX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

WARRANTY DEED

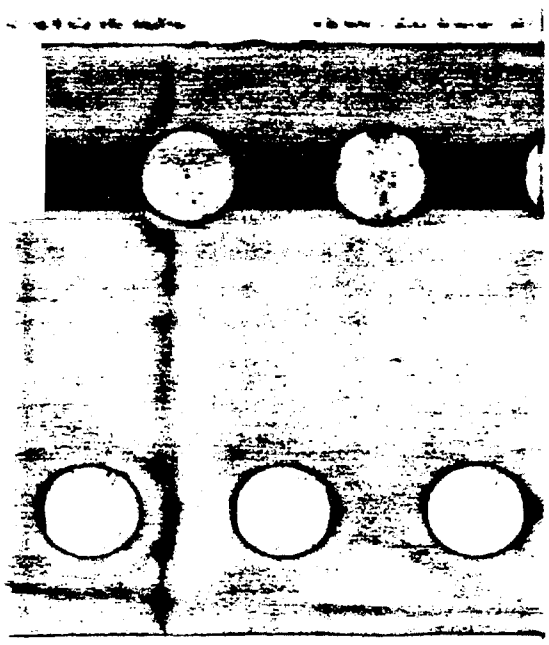
FROM
NATIONAL CONVENIENCE STORES, INCORPORATED

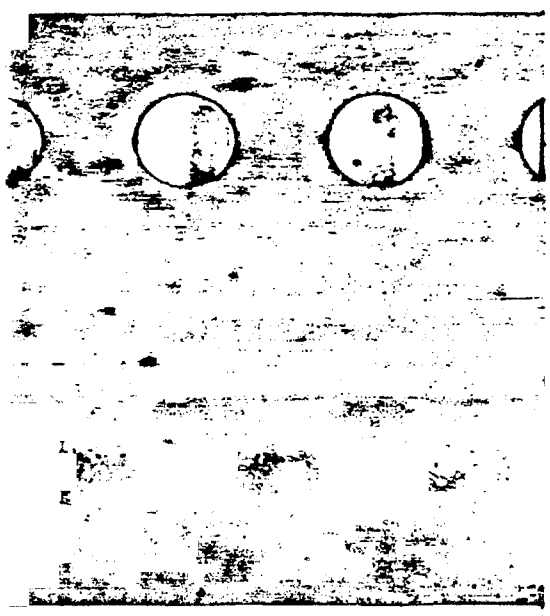
TO
BP OIL COMPANY

758.5 09/22 0101 02CHECK 1590.00

LAW OFFICES
WILLIAM D. CASTLEMAN
101 CUMBERLAND AVENUE
SUITE 100
MADISON, TENNESSEE 37115

AREA CODE 615
TELEPHONE 865-4750





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7944 PAGE 787

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
510000.00
CON TX 1683.00
PRFEE 1.00
WDEED 6.00
TOTAL 1690.00
CHECK 1690.00

09/22/89 01 14:57 0001 7586

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6 8 6 0 2

IDENTIFICATION REFERENCE

SEP 22 2 57 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 251550