SPECIAL WARRANTY DEED

7028.3

#1652
BOOK 7949 PAGE 589

IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
	SEP 29 3 01 PM '89 DAVIDSON COUNTY, TN	
Mapco Petroleum Inc. 1800 South Baltimore Avenue Tulsa, Oklahoma 74119	Mapco Petroleum Inc. Property Tax Division P. O. Box 645 Tulsa, Oklahoma 74101-0645	Tax Parcel #142-168

FOR AND IN CONSIDERATION OF THE SUM OF ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, Ninth NCS Realty Company, a Texas corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto Mapco Petroleum Inc., a Delaware corporation ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

That tract or parcel of Land described on Exhibit "A" attached hereto and made a part hereof by this reference for all purposes.

Being the same real property conveyed to Grantor by deed dated March 25, 1986, from National Convenience Stores Incorporated of record in Book 6813, Page 241, said Register's Office.

This improved (X) unimproved ( ) property known as:
US Highway 70 at Sawyer Brown, Nashville, Tennessee.

This conveyance is made by Grantor and accepted by Grantee subject to all of the matters set forth on Exhibit "B" attached hereto and made a part hereof by this reference for all purposes.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

This instrument was prepared by C. Randolph Curson,
National Convenience Stores Incorporated,
100 Waugh Drive, Houston, Texas 77007

1652

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GRANTOR covenants and binds itself, its successors and assigns, to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor other than claims arising out of the matters set forth on Exhibit "B", but not further otherwise.

As used herein, the singular number shall include the plural, and the masculine gender all other genders.

IN WITNESS WHEREOF, Grantor executed this instrument on this 28th day of September, 1989.

Attest:

Janice L. Lucy
Assistant Secretary

Ninth NCS Realty Company

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

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

Personally appeared before me, Marilyn F. York, a Notary Public, C. R. Wortham, with whom I am personally aquainted, and who acknowledged that he executed the within instrument for purposes therein contained, and who further acknowledged that he is the Vice President of Ninth NCS Realty Company, a corporation and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office, this 28th day of September, 1989.

Marilyn F. York
Notary Public State of Texas
My Commission Expires:

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

THE STATE OF TEXAS §
§
COUNTY OF HARRIS §

The actual consideration for this transfer is $670,297.00.

C. R. Wortham
Affiant

Subscribed and sworn before me, this 28th day of Sept., 1989.

Marilyn F. York
Notary Public

My Commission Expires:

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

crsn2/warrant

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 1, on the Plan of Revised Sawyer Brown Subdivision, as shown on plat of record in Plat Book 5200, Page 353 in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the property conveyed to Ninth NCS Realty Company, a Texas Corporation by Deed of Record in Book 6813, page 241, Register's Office for Davidson County, Tennessee.

#1652
US Hwy 70, Nashville

EXHIBIT "B"

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PERMITTED EXCEPTIONS

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

2. Easement(s) to State of Tennessee, as set forth in instrument recorded in Book 5202, page 752.

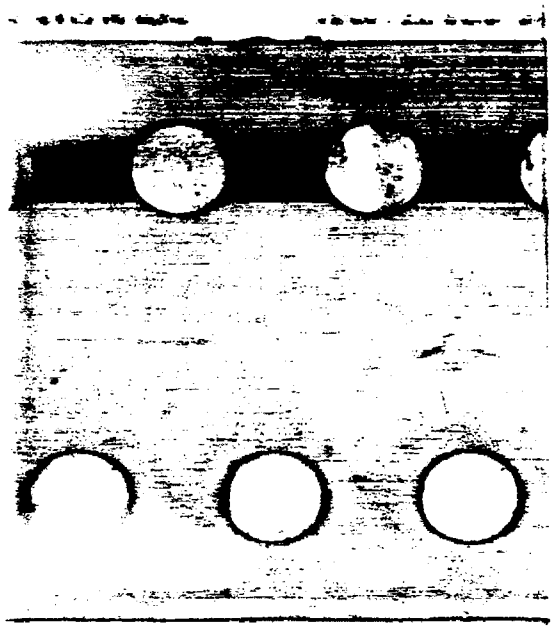
3. Easement(s) to Harpeth Valley Utilities District, as set forth in instrument recorded in Book 7850, page 163.

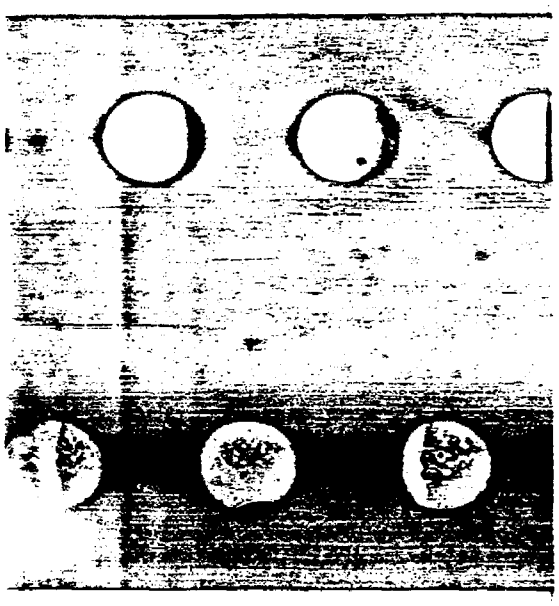
4. All matters shown on Plat recorded in Book 5200, page 353, including but not limited to:
   1. 100' Minimum Building Setback Line from U.S. Hwy. 70 S.
   2. 95' Minimum Building Setback Line from Sawyer Brown Road.
   3. 10' Utility Easement running through the southern portion of the subject premises.
   4. Permanent drainage Easement in the southwestern corner of the subject premises.
   5. Future Sawyer Brown Road in the eastern portion of the subject premises.
   6. Restrictions as set forth in Owner's Certificate and notes.

5. Survey Number 83-096, dated 07/31/89, prepared by Ragan, Smith, Murphy and Associates, Surveyors, indicates the following:

   1. Parking spaces on the east side encroach onto future Sawyer Brown Road.
   2. Power line Crosses southwest portion of the subject premises.
   3. Pay telephone stand in the southwest portion of the subject premises.
   4 Power pole in the northeastern corner of the subject premises.

   ALL as more particularly shown on said survey.





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7949 PAGE 593

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

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

CAMT

	670297.00
CON TX	2211.99
[illegible]	1.00
WDEED	12.00
TOTAL	2224.99
CHECK	2224.99

09/29/89 01 15:07 0001 9646

7.0 2.8 3

IDENTIFICATION REFERENCE

SEP 29 3 07 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253579