SPECIAL WARRANTY DEED

#2328

70284

BOOK 7949 PAGE 594

IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NUMBER:
	SEP 29 3 01 PM '89	
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 #128-149

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, National Convenience Stores Incorporated, a Delaware 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 December 16, 1986, from Willie E. Moss, Jr., et al, of record in Book 7072, Page 272, said Register's Office.

This improved (X) unimproved ( ) property known as:
481 Old Hickory Blvd., 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.

2328

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. Duey
Assistant Secretary

National Convenience Stores Incorporated

By: C. R. Wortham
C. R. Wortham, Senior 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 the purposes therein contained, and who further acknowledged that he is the Senior Vice President of National Convenience Stores Incorporated, a Delaware 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 $633,353.00.

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/warncs

EXHIBIT "A"

Being a 1.366 more or less acre tract of land lying in the 35th Councilmanic District of Davidson County, Tennessee, and being the National Convenience Stores, Inc. Property as of record in Book 7070, Page 759, Register's Office Davidson County, Tennessee, and being Lot One on the plan of the Moss Property, as of record in Book 6900, Page 144, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point on the Westerly margin of Old Hickory Boulevard, said point being the most Southeasterly corner of the herein described tract and the most Northeasterly corner of the Old Hickory, Ltd. tract as of record in Book 6565, Page 546, Register's Office Davidson county, Tennessee, thence with the common line of the herein described tract and said Old Hickory, Ltd. Property North 86 degrees, 18 minutes, 38 seconds West a distance of 300.00 feet to a point; thence leaving the Northerly line of said Old Hickory, Ltd. Property and with the common line of the herein-described tract and Lot Two on the afore-mentioned plan of the Moss Property, North 05 degrees, 02 minutes, 13 seconds East a distance of 200.00 feet to a point; thence continuing South 86 degrees, 16 minutes, 49 seconds East a distance of 300.00 feet to a point on the Westerly margin of Old Hickory Boulevard; thence with the Westerly margin of Old Hickory Boulevard, and with a curve to the left having a radius of 1462.39 feet, a delta angle of 7 degrees, 50 minutes, 09 seconds, a chord bearing of South 05 degrees, 02 minutes, 17 seconds West, an arc length of 200.00 feet to the point of beginning, containing 1.366 acres, or 59,505 square feet, more or less.

#2328
481 Old Hickory, Nashville

EXHIBIT "B"
PERMITTED EXCEPTIONS

BOOK 7949 PAGE 597

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

2. Restrictions contained in Book 7070, page 759, re-recorded by Book 7072, page 272.

3. All matters shown on Plat recorded in Book 6900, page 144, including but not limited to:
   (1) 35' X 35' Public Utility Easement in the southeast portion of the property.
   (2) 10' Utility Easement along Old Hickory Blvd.
   (3) Restrictions as set forth in Owner's Certificate and notes.

4. Survey Number 86-128, dated 07/28/89, prepared by Anderson - Delk & Associates, Inc., Surveyors, indicates the following:

   1. Public Telephone Booth in the southeastern portion of the lot.

   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 598

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 633353.00
				CON TX 2090.22
				PRFEE 1.00
				MDEED 12.00
				TOTAL 2103.22
				CHECK 2103.22
09/29/89		01		15:07 0001 9647

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0 2.8.4.

IDENTIFICATION REFERENCE

SEP 29 3 07 PM '89

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 253580