BOOK 7949 PAGE 599

SPECIAL WARRANTY DEED 70285. **#1521**

IDENTIFICATION REFERENCE

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
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 #161-209

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, Eighth 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 July 29, 1988, from National Convenience Stores Incorporated of record in Book 7633, Page 805, said Register's Office.

This improved (X) unimproved ( ) property known as:
15113 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.

152

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. Ivey
Assistant Secretary

Eighth 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 the purposes therein contained, and who further acknowledged that he is the Vice President of Eighth 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 $411,483.00.

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/warrant

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 2, on the Plan of Re-subdivision of Lot no. 2 of Sunchase Knolls Development, as shown on plat of record in Plat Book 6900, Page 644 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 Eighth NCS Realty Company by Deed of Record in Book 7633, page 805, Register's Office for Davidson County, Tennessee.

SAVE AND EXCEPT THE FOLLOWING:

Beginning at the point of intersection of the existing south margin of State Route 254 (Old Hickory Blvd.) and the east boundary of the Sunchase Knolls Apts., Inc. property; thence with said margin eastwardly 160 feet, more or less to a point in the west boundary of the Firestone Center property; thence with said west boundary south 01 degrees 51 minutes 00 seconds east 15.58 feet; thence with a curve right having a radius of 2,906.79 feet westwardly 165.45 feet to a point in the Sunchase Knolls east boundary; thence with said east boundary north 17 degrees 44 minutes 00 seconds east 16.36 feet to the point of beginning and containing 2,572 square feet and being part of the same property conveyed by W. B. Granstaff and wife, Laura D. Granstaff to National Convenience Stores, Inc. as of record in Book 6737, Page 102, Register's Office for Davidson County, Tennessee.

#1521
15113 Old Hickory, Nashville

EXHIBIT "B"
PERMITTED EXCEPTIONS

BOOK 7949 PAGE 602

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

2. Easement(s) to Daybridge Learning Centers, Inc., as set forth in instrument recorded in Book 7541, page 468.

3. Easement(s) to United States of America, as set forth in instrument recorded in Book 2400, page 596.

4. Declaration of Easements of record in Book 6265, page 146, and Supplementary Declaration of Reciprocal Easements of record in Book 6544, page 392.

5. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 6582, page 530; Book 6582, page 533 and Book 6643, page 776.

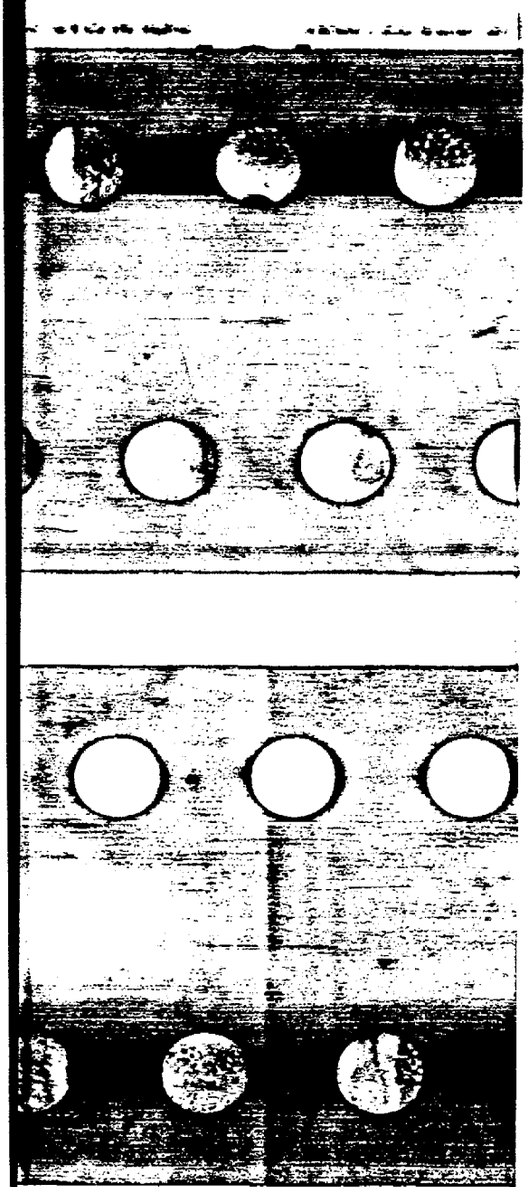
6. All matters shown on Plat recorded in Book 6900, page 644, including but not limited to:
   (1) 45' Reserved future Right-of-way along the northern portion of the lot.
   (2) 30' Minimum Building Setback Line from the East boundary line.
   (3) 30' Minimum Building Setback Line from the 45' reserved future Right-of-way.
   (4) 10' Public Utility and water service line easement running through the western portion of the lot.
   (5) Restrictions as set forth in Owner's Certificate and notes.

7. Survey Number 451.00, dated 07/27/89, prepared by Joseph B. Petrosky Associates, Inc., Surveyors, indicates the following:

   1. 15" CMP along northern boundary.
   2. Street sign in northwestern portion of the subject premises.
   3. Manhole in the northeastern portion of the subject premises.
   4. Power Pole and Power Lines along the eastern boudary of the subject premises.

   ALL as more particularly shown on said survey.

8. Slope easement in Warranty Deed dated September 26, 1989 from Eighth NCS Realty Company to the State of Tennessee.



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

RECEIVED OF _____

FOR _____

BOOK 7949 PAGE 603

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TAX - STATE TAX CONVEY
MO TAX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT 411483.00
				CON TX 1357.95
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1370.95
				CHECK 1370.95
09/29/89	01			15:07 0001 9648

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.02.85.

IDENTIFI REFERENCE

SEP 29 3 07 PM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 253581