BOOK 7949 PAGE 609

SPECIAL WARRANTY DEED #0201

70287

IDENTIF. 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 #95-15-37

SEP 29 3 09 PM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN

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, Seventh 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 June 1, 1983, from Third NCS Realty Company of record in Book 6067, Page 559, said Register's Office.

This improved (X) unimproved ( ) property known as:
Elm Hill Pike, 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.

201

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

Seventh 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 Seventh 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 Sept., 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 $826,136.00.

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/war7th2

EXHIBIT "A"

A tract of land in the First Civil District of Metropolitan Nashville, Davidson County, Tennessee, formerly the Third Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin on the westerly right-of-way of McGavock Pike at the southeasterly corner of Lot No. 22 on the plan of Merry Oaks Subdivision, Section Two as of record in Book 2133, Page 8, Register's Office, Davidson County, Tennessee; thence,

1. With the westerly right-of-way of McGavock Pike with a curve to the right (radius 1400.47 feet) southwesterly a distance of 225.91 feet to an existing iron pin; said curve has a chord bearing and distance of S25°58'11"W, 225.665 feet; thence,

2. S77°08'30"W, 64.00 feet to an existing iron pin on the northerly right-of-way of New Elm Hill Pike; thence,

3. With the northerly right-of-way of New Elm Hill Pike N66°59'33"W, 230.00 feet to an existing iron pin in the common line of the herein-described tract and Mud Tavern Properties, Ltd., Inc. of record in Book 7151, Page 435, R.O.D.C., Tennessee and Book 5685, Page 690, R.O.D.C., Tennessee; thence,

4. With the common line of Mud Tavern and the herein-described tract (and being the southerly margin of old abandoned right-of-way of N. C. and St. L. Railroad) N75°20'03"E, 145.37 feet to an iron pin set; thence,

5. N69°49'55"E, 165.00 feet to an iron pin set; thence,

6. N66°49'29"E, 78.36 feet to an iron pin set in the southerly line of Lot No. 22 Merry Oaks Subdivision, Section Two; thence,

With the southerly line of Lot 22 N63°19'05"E, 6.00 feet to the point of beginning

#0201
Elm Hill Pike, Nashville

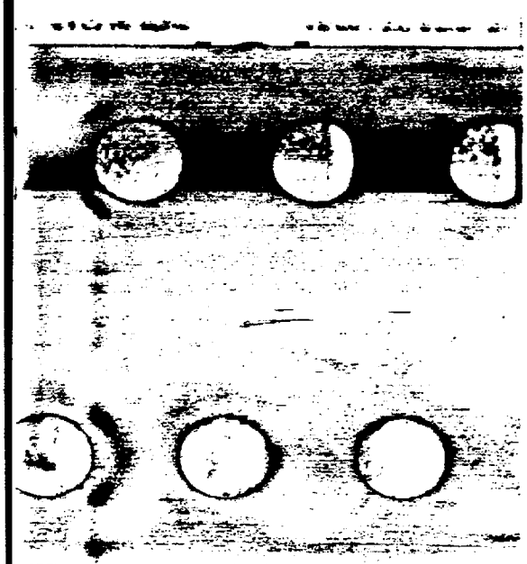
EXHIBIT "B"
PERMITTED EXCEPTIONS BOOK 7949 PAGE 612

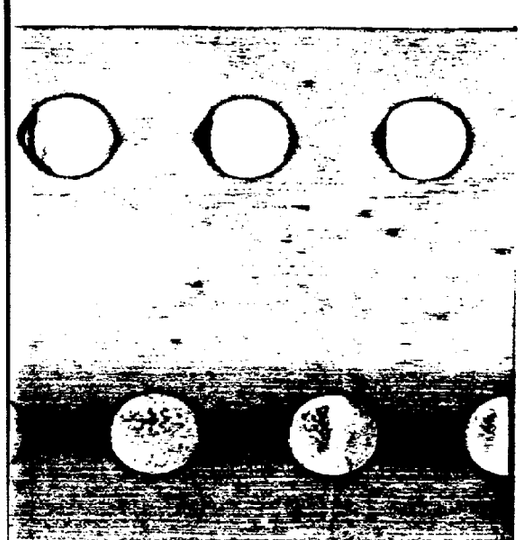
1. 1989 Taxes which are not yet due and payable.

2. Survey Number 89-172, dated 07/28/89, prepared by Ragan-Smith-Murphy & Associates, Inc., Surveyors, indicates the following:

1. 15' Minimum Building Setback Line from McGavock Pike and Elm Hill Pike.
2. Car Phone Box in the southeasterly portion of the subject premises.
3. Car Phone Box in the southwesterly portion of the subject premises.
4. Light Poles located along McGavock Pike and Elm Hill Pike.

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 613

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
				826136.00
				CON TX 2726.13
				PRFEE 1.00
				WDEED 12.00
				TOTAL 2739.13
				CHECK 2739.13
			09/29/89	01 15:10 0001 9652

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.02.87

IDENTIFT REFERENCE

SEP 29 3 10 PM '89

FELIX Z. WILSON II
DAVIDSON COUNTY, TN

No. 253583