SPECIAL WARRANTY DEED 7 0 2 8 8

#0460

BOOK 7949 PAGE 614

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 #107-13-129

SEP 23 3 10 PM 88

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 Fifth NCS Realty Company of record in Book 6067, Page 562, said Register's Office.

This improved (X) unimproved ( ) property known as:
1090 Murfreesboro, 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.

460

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:

Janis L. Duey
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 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 $631,091.00.

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:WarSeventh

EXHIBIT "A"

A tract of land in the First Civil District of Davidson County, Tennessee, being a part of Lot No. 17 on the map showing subdivision of H. W. Williams' Land, as of record in Book 547, page 63, Register's Office of Davidson County, Tennessee and being more particularly described as follows:

Beginning at a P.K. nail set at the intersection of the northerly margin of Thompson Place and the easterly margin of Murfreesboro Road, U. S. 70S and 41; thence, with the easterly margin of Murfreesboro Road, N 49° 59' 39" W, 100.85 feet to an existing iron pin at the original common corner of Lots 16 and 17 above noted subdivision; thence, with the common line between lots 16 and 17, N 43° 38' 04" E, 150.00 feet to an existing iron pin; thence, severing Lot 17, S 41° 18' 59" E, 161.82 feet to an existing iron pin on the northerly margin of Thompson Place; thence, S 75° 53' 23" W, 35.50 feet to a P.K. nail set at the beginning of a curve; thence, with said curve to the left (radius 325.0 feet) southwesterly a distance of 108.20 feet to the point of beginning said curve has a chord bearing and distance of S 66° 21' 07" W, 107.71 feet

#0460
1090 Murfreesboro, Nashville

EXHIBIT "B"
PERMITTED EXCEPTIONS

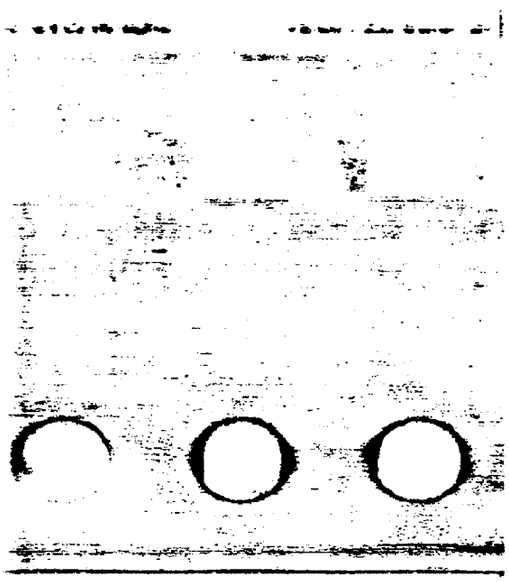
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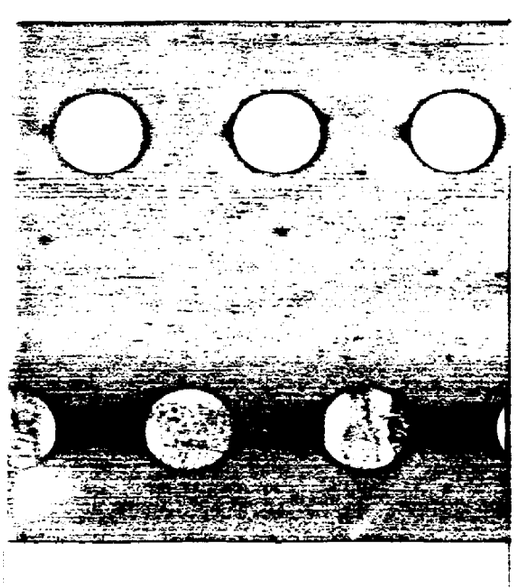
1. 1989 Taxes which are not yet due and payable.

2. Survey Number 76-265, dated 03/22/83, revised 07/26/89, prepared by Ragan, Smith, Murphy & Associates, Inc., Surveyors, indicates the following:

1. Telephone line crossing the eastern portion of the subject premises.
2. Yield sign in the southerly portion of the subject premises.
3. Car phone box in the southerly portion of the subject premises.
4. Power pole in the southeastern portion of property serving traffic lights of Murfreesboro Road.
5. Prescriptive easement in the southern 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 618

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
				631091.00
				CON TX 2082.63
				PRFEE 1.00
				WDEED 12.00
				TOTAL 2095.63
				CHECK 2095.63
09/29/89		01		15:10 0001 9653

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.02&8.

IDENTIFICATION REFERENCE

SEP 29 3 10 PM '89

FELIX Z. WILSON II, REGISTER
DAVIDSON COUNTY, TN

No. 253584