BOOK 7949 PAGE 619

SPECIAL WARRANTY DEED #0301

70289

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	SEP 29 3 10 PM '89 DAVIDSON COUNTY, TN Tax Parcel #120-1-141

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, Sixth 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 31, 1983, from Third NCS Realty Company of record in Book 6040, Page 219, said Register's Office.

This improved (X) unimproved ( ) property known as:
1191 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.

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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. Ivey
Assistant Secretary

Sixth NCS Realty Company

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

SIXTH NCS REALTY COMPANY

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 Sixth 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 $848,128.00.

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/war6th2

EXHIBIT "A"

A tract of land in the First Civil District, Metropolitan Nashville-Davidson County, Tennessee, formerly the Second Civil District of Davidson County, Tennessee, lying southwest of Murfreesboro Pike and northwest of Glengarry Drive and being Lot No. 1 on the plan of Glengarry Park Commercial Development, Section II, revised as of record in Book 4175, Page 122, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin on the southwesterly right-of-way line of Murfreesboro Pike at the northerly end of the southwesterly return curve at the intersection of Murfreesboro Pike and Glengarry Drive and proceeding as follows:

1. With said return southwestwardly with a 25-foot radius curve to the right 39.21 feet to an existing iron pin on the northwesterly right-of-way line of Glengarry Drive, said curve has a chord bearing and distance of S04°03'01"E, 35.31 feet; thence,

2. With the northwesterly right-of-way line of Glengarry Drive S40°58'21"W, 24.98 feet to an existing iron pin; thence,

3. With a 290.11-foot radius curve to the left 124.76 feet to an existing iron pin, said curve has a chord bearing and distance of S28°52'23"W, 123.80 feet; thence,

4. Leaving said drive N74°11'20"W, 68.22 feet to an existing iron pin; thence,

5. N48°43'41"W, 140.03 feet to an existing iron pin; thence,

6. N41°09'18"E, 199.81 feet to an existing iron pin on the southwesterly right-of-way of Murfreesboro Pike; thence,

7. With the southwesterly right-of-way of Murfreesboro Pike, S48°49'06"E, 150.21 feet to the point of beginning and containing 35,832 square feet, more or less, or 0.823 of an acre, more or less.

Being the same property conveyed to Sixth NCS Realty Company by deed from Third NCS Realty Company of record in Book 6040, Page 219, Register's Office for Davidson County, Tennessee.

#0301
1191 Murfreesboro, Nashville

EXHIBIT "B"
PERMITTED EXCEPTIONS

BOOK 7949 PAGE 622

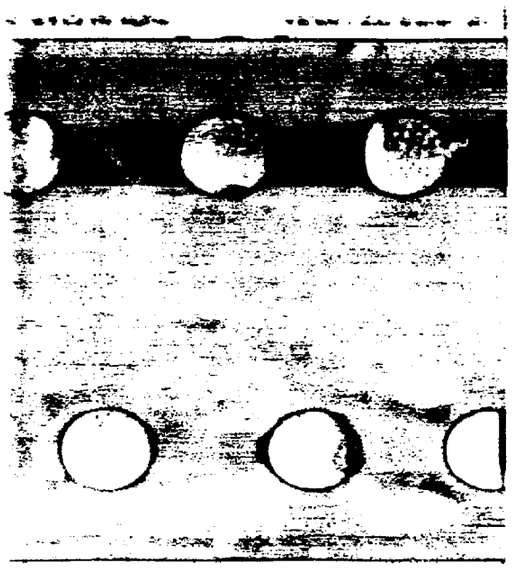
1. 1989 Taxes which are not yet due and payable.

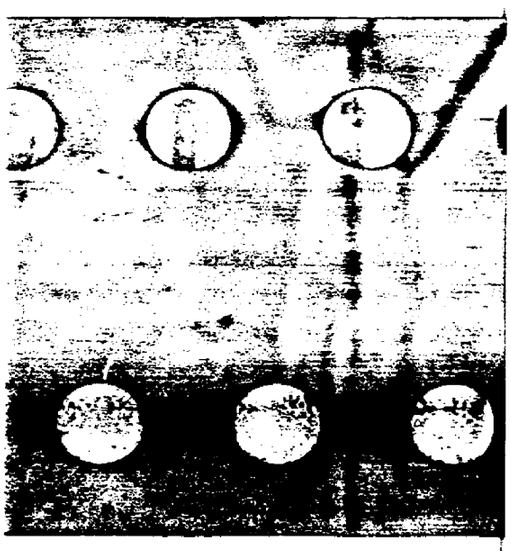
2. All matters shown on Plat recorded in Book 4175, page 122, including but not limited to:
   1. 30' Minimum Building Setback Line from Glengarry Drive and Murfreesboro Road.
   2. 10' Public Utility and Drainage Easement along the western and southern boundaries of the subject premises.
   3. 20' Sewer Easement along the northern boundary of the subject premises.
   4. Restrictions as set forth in Owner's Certificate.

3. Survey Number 81-059, dated 07/27/89, prepared by Ragan, Smith, Murphy & Associates, Surveyors, indicates the following:

   1. Drive up telephone in the northeasterly portion of the subject premises.
   2. Drainage system runs through the northeasterly portion of the subject premises.
   3. Light poles throughout the subject premises.
   4. Power line crosses 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 623

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 848128.00
				CON TX 2798.73
				PRFEE 1.00
				WDEED 12.00
				TOTAL 2811.73
				CHECK 2811.73
09/29/89	01			15:10 0001 9654

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.02.89

IDENTIFICATION REFERENCE

SEP 29 3 10 PM '89

FELIX Z. WILSON, II, REGISTER
DAVIDSON COUNTY, TN

No. 253585