SPECIAL WARRANTY DEED Bot 49 #0104

BOOK 7951 PAGE 444

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 #161-4-106

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 222, said Register's Office.

This improved (X) unimproved ( ) property known as:
5040 Nolensville, 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.

OCT 2 2 14 PM '88
DAVIDSON COUNTY, TN

IDENTIFI REFERENCE

7.0 7 5.2

This instrument was prepared by C. Randolph Curson,
National Convenience Stores Incorporated,
100 Waugh Drive, Houston, Texas, 77007.

RECORDERS MEMO
IF WRITING, TYPING OR PRINTING ON THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

104 .

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 29th day of September, 1989.

Attest:

Janice L. Ivey
Assistant Secretary

Sixth 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 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 29th 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 $336,337.00.

C.R. Wortham
Affiant

Subscribed and sworn before me, this 29th 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/war6th3

EXHIBIT "A"

A tract of land in the First Civil District, Metropolitan Nashville-Davidson County, Tennessee, being Lots 4 and 5 as shown on the plan of Tusculum Fields as of record in Book 2330, page 16, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin on the southerly right-of-way of Strasser Drive at the common corner of Lots 4 and 29 on the plan of Tusculum Fields, of record as noted above; said iron pin being N 80° 37' 58" E, 93.03 feet from the easterly end of the southerly return curve at Strasser Drive and Nolensville Pike as measured along the southerly right-of-way of Strasser Drive and proceeding as follows:

1. With the common line between Lots 4 and 29, S 9° 24' 10" E, 133.70 feet (field measured, plat shows 134.00 feet) to an iron pin set at the southwesterly corner of Lot No. 29 and being in the northerly line of Lot No.5; thence,
2. N 81° 16' 59" E, 18.84 feet; (field measured, plat shown 18.72 feet) to an existing concrete monument at the common corner of Lots 5 and 6; thence,
3. With the common line between Lots 5 and 6, S 14° 41' 07" W, 154.70 feet (field measured, plat shows 153.0 feet) to an iron pin set on the northerly right-of-way of Tusculum Road; thence,
4. With the northerly right-of-way of Tusculum Road, N 75° 04' 57" W, 64.97 feet to a concrete monument, existing, at the beginning of a curve; thence,
5. With said curve to the right (radius 24.50 feet), northwesterly a distance of 28.22 feet and having a chord bearing and distance of N 42° 17' 39" W, 26.69 feet to an iron pin, existing, on the easterly right-of-way of Nolensville Pike, U.S. 31-A and 41-A; thence,
6. With the easterly right-of-way of Nolensville Pike, N 9° 24' 57" W, (passing the common corner of Lots 4 and 5 at 92.00 feet) a total distance of 201.07 feet to an iron pin, existing, at the beginning of a curve; thence,
7. With said curve to the right (radius 25.00 feet), northeasterly a distance of 39.27 feet, having a chord bearing and distance of N 35° 37' 58" E, 35.355 feet to an iron pin set, on the southerly right-of-way of Strasser Drive; thence,
8. With the southerly right-of-way of Strasser Drive, N 80° 37' 58" E, 93.03 feet to the point of beginning and containing 29,277 square feet or 0.672 of an acre, more or less.

#0104
5040 Nolensville, Nashville

EXHIBIT "B"
PERMITTED EXCEPTIONS

BOOK 7951 PAGE 447

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

2. Easement(s) as set forth in instrument recorded in Book 2495, page 365.

3. Easement(s) to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 6380, page 224.

4. Easement(s) to Radnor Water District and the Southern Bell Telephone and Telegraph Company, as set forth in instrument recorded in Book 3429, page 435.

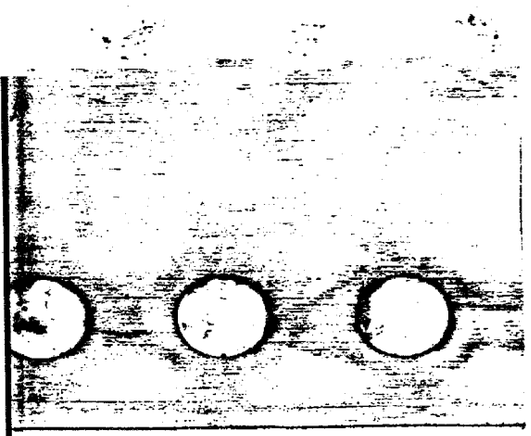
5. All matters shown on Plat recorded in Book 2330, page 16, amended by Book 3467, page 489, including but not limited to the following:
   1. 15' Minimum Building Setback Line from Nolensville Pike and Tusculum Road and Strasner Drive.
   2. Restrictions as set forth in Owner's Certificate.

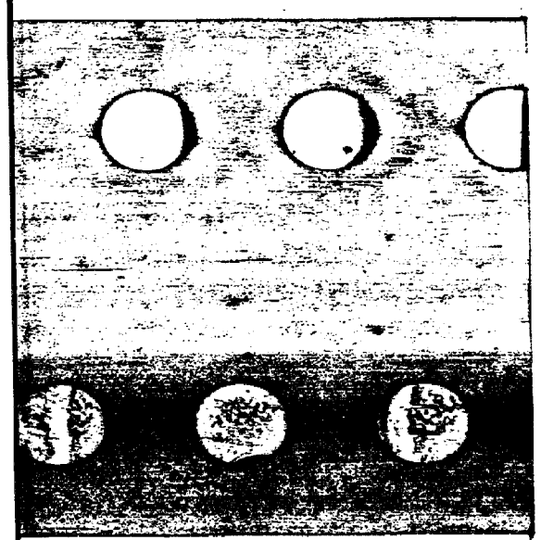
6. Survey Number 81-022, dated 07/26/89, prepared by Ragan, Smith, Murphy & Associates, Inc., Surveyors, indicates the following:

   1. Gas line crossing the southeastern portion of the property.
   2. Overhead power line in the southeastern portion of the property.
   3. A fence in the southeastern portion of the property runs inside the boundary line of the subject premises.
   4. Car phone box in the southerly portion of the property.
   5 Lights in the northern, western and southern portions of the subject premises.

   ALL as more particularly shown on said survey.

1895 10/02 0101 03CHECK 1122.79





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

RECEIVED OF _____

FOR _____

BOOK 7951 PAGE 448

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 336337.00
CON TX 1109.79
PRFEE 1.00
WDEED 12.00
TOTAL 1122.79
CHECK 1122.79

10/02/09 01 14:16 0001 1895

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.0 7.5.2

IDENTIFICATION REFERENCE

OCT 2 2 14 PM '09

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 254113