83448 BOOK 7987 PAGE 912

WHEN RECORDED MAIL TO:
Service Station Holdings Inc.
Real Estate Department
200 Public Square
Cleveland, OH 44114-2375

MAIL ENV.

IDENTIF. REFERENCE

MAIL TAX STATEMENT TO:
BP Oil Company
Attention: Property Tax Dept.
P. O. Box 94563
Cleveland, OH 44101

Nov 20 2 38 PM '69

64-16
Par 42a

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS:

That, BP OIL COMPANY, (formerly Sohio Oil Company, formerly BP Oil Inc.) an Ohio Corporation, with its principal office at 200 Public Square, Cleveland, Ohio 44114-2375, Grantor, for Ten Dollars ($10.00) and other good and valuable consideration received to its full satisfaction of SERVICE STATION HOLDINGS INC., (formerly known as Kennecott Corporation) with its principal office at 200 Public Square, Cleveland, OH 44114-2375, Grantee, does grant, bargain, sell and convey unto Grantee and the successors and assigns of Grantee, the premises (hereinafter called the "Premises") described in Exhibit "A" attached hereto and made a part hereof.

Executing therefrom and reserving unto Grantor, its successors and assigns, all buildings, structures and improvements of any kind (whether or not classified as real property) and all property of whatsoever nature located on the Premises.

TO HAVE AND TO HOLD the above granted and bargained Premises with the appurtenances thereunto belonging to Grantee, and the successors and assigns of Grantee, as the case may be, forever, subject, however, to all legal highways, and to the conditions and restrictions herein contained.

And Grantor does for itself, its successors and assigns, covenant with the Grantee, and the successors and assigns of Grantee, that at and until the ensealing of these presents, Grantor is well seized of the Premises as a good and indefeasible estate in FEE SIMPLE, and has a good right to bargain and sell the same in manner and form as above written, but subject to all liens, encumbrances and claims of every kind and nature caused, created or suffered to exist or be attached upon, against or to the Premises by anyone other than the Grantor, and subject to: (a) taxes and assessments (both general and special), not yet due and payable; (b) building and zoning ordinances, laws, regulations and restrictions applicable to and enforceable against the Premises; (c) any and all leases, easements and rights of way, and to all valid and existing encumbrances, conditions, covenants, restrictions, reservations and exceptions record; and (d) any state of facts that an accurate survey and independent inspection of the Premises by Grantee or its agents would disclose.

And Grantor, for itself, its successors and assigns will warrant and defend the Premises, with the appurtenances thereunto belonging, to Grantee, and the successors and assigns of Grantee, against all lawful claims and demands of all persons claiming by, from, through or under Grantor, except as above noted.

Sohio Oil Company became the successor to BP Oil Inc. by Agreement of Merger dated July 25, 1986 and qualified to transact business in the State of Tennessee on August 12, 1986.

Sohio Oil Company changed its name to BP Oil Company by Amendment to its Articles of Incorporation on January 31, 1989.

IN WITNESS WHEREOF, BP OIL COMPANY has hereunto set its hand and corporate seal, buy its duly authorized officers, this 30th day of June, 1989.

Signed and Acknowledged
in the presence of:

BP OIL COMPANY

By _____
B. T. Werner, Mgr. of Real Estate

And _____
M. J. Wright, Assistant Secretary

STATE OF OHIO)
)SS:
CUYAHOGA COUNTY)

BEFORE ME, a Notary Public in and for said County and State, personally appeared the above-named BP OIL COMPANY by B. T. Werner its Manager of Real Estate and M. J. Wright its Assistant Secretary, who are personally known to me and who acknowledge that they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Cleveland, Ohio, this 30th day of June, 1989.

_____
Notary Public

MARILYN J. LEWIS
Notary Public, State of Ohio - Cuyahoga Co.
My Commission Expires June 8, 1992

This instrument was prepared by:

Patrick Riley, Esq.
BP OIL COMPANY
200 Public Square
Cleveland, Ohio 44114-2375

106A/F1070/11/8/89

BOOK 7987 PAGE 914

24393

06416-0-004
-00

City of Hermitage

County of Davidson

State of Tennessee

Prior Deed Recorded at: Vol. 6488 Pg. 872

Actual Consideration $615,000.00

Site No. 24393

Exhibit A

LAND in Davidson County, Tennessee, being Lots A and B of the Jackson Square Commercial Subdivision of record in Book 4885, page 2, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

Commencing with a concrete monument in the eastern right of way margin of Andrew Jackson Parkway, also being the northwest corner of Lot C in Section Two, Jackson Square Commercial Subdivision, as recorded in Book 4885, page 2, R.O.D.C., Tennessee; thence with the said margin S 4° 25'E 125.0 feet to the point of beginning; thence leaving said margin N 88° 10' E 197.5 feet to a point; thence S 1° 45' E 265.20 feet to a point in the northern right of way margin of Lebanon Road as widened; thence with said margin and with a curve to the left having a radius of 21,538.34 feet and a length of 156.26 feet to a point, the beginning of a curve to the right; thence with said curve having a radius of 50.19 feet and a length of 58.74 feet to a point in the eastern right of way margin of Andrew Jackson Parkway; thence with said margin N 4° 25' W 220.13 feet to the point of beginning, containing 50446 square feet, more or less.

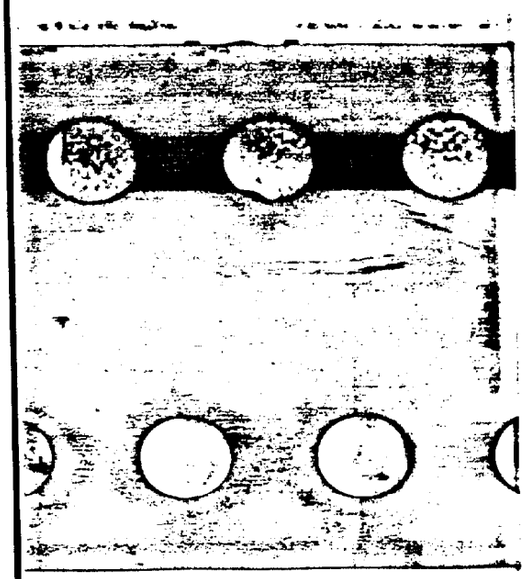
6045 11/30/89 0101 03CHECK 2039.50

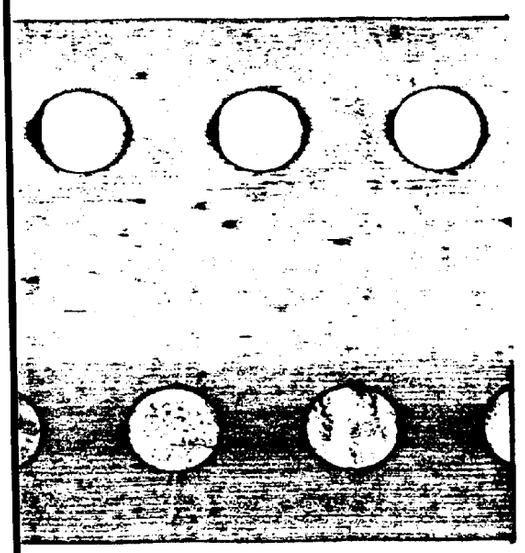
STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 615,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
THE 20 DAY OF NOV. 19 89.

Deputy Register





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7987 PAGE 915

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 615000.00
CON TX 2029.50
PRFEE 1.00
WDEED 9.00
TOTAL 2039.50
CHECK 2039.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/20/89 01 14:28 0001 6045

83448

IDENTIF. REFERENCE

NOV 20 2 30 PM '89

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY TN.

No. 283854