89-8012
Box 49

BOOK 8032 PAGE 451

This document prepared by C. Randolph Curson, 100 Waugh Drive, Houston, Texas, 77007

#1447

SPECIAL WARRANTY DEED

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 #51-8-147

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, National Convenience Stores Incorporated, a Delaware 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 October 26, 1989, from C. Richard McQueen, not individually, but as Trustee of the Estate of Lionel B. Wilde, Debtor, Case No. 83-03880A, United States Bankruptcy Court, Northern District of Georgia, Atlanta Division, of record in Book 7980, Page 574, said Register's Office.

This improved (X) unimproved ( ) property known as:
1201 South Gallatin, Madison, 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 anywise appertaining to Grantee, its successors and assigns, forever.

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 18th day of JANUARY, 1990.

Attest:

NATIONAL CONVENIENCE STORES INCORPORATED

Janice L. Drey
Assistant Secretary

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

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Personally appeared before me, PAMELA CALIGONE, a Notary Public, C. R. Wortham, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of National Convenience Stores Incorporated, a Delaware corporation and is authorized by the corporation to execute this instrument on behalf of the corporation.

WITNESS my hand, at office this 18th day of January, 1990.

Pamela Caligone
Notary Public, in and for the
State of T E X A S
My Commission Expires: _____

PAMELA CALIGONE NOTARY PUBLIC STATE OF TEXAS EXPIRES APRIL

STATE OF TEXAS §
§
COUNTY OF HARRIS §

The actual consideration for this transfer is $157,500.00

By C.R. Wortham
Affiant, C.R. WORTHAM

Subscribed and sworn before me, this 18th day of January, 1990.

Pamela Caligone
Notary Public

My Commission Expires:

PAMELA CALIGONE NOTARY PUBLIC STATE OF TEXAS APRIL

deeds\1447

EXHIBIT A

LEGAL DESCRIPTION

Being a 0.517 more or less acre tract of land lying in the 9th Councilmanic District of Davidson County, Tennessee, and being the Lionel B. Wilde property as of record in Book 5095, Page 734, Register's Office Davidson County, Tennessee, and being Lot 1 on the plan of Robert L. Core's resubdivision of Lot 3 on the plan of the N. O. Love Lands, as of record in Book 4715, Page 14, Register's Office Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the Southerly margin of Due West Avenue, said point being at the Northerly end of a return curve at the intersection of the Easterly margin of Gallatin Road; thence with the Southerly margin of Due West Avenue South 87 degrees 30 minutes 00 seconds East a distance of 135.32 feet to a point; thence leaving said margin of Due West Avenue South 23 degrees 27 minutes 00 seconds West a distance of 187.18 feet to a point; thence North 63 degrees 04 minutes 45 seconds West a distance of 41.40 feet to a point; thence North 68 degrees 15 minutes 00 seconds West a distance of 100.00 feet to a point; thence with the Easterly margin of Gallatin Road, and with a curve to the right having a radius of 17,143.00 feet, a chord bearing and distance of North 22 degrees 52 minutes 43 seconds East, 115.75 feet, an arc distance of 115.75 feet to a point; thence with a return curve to the right having a radius of 25.00 feet, a chord bearing and distance of North 57 degrees 47 minutes 10 seconds East, 28.47 feet, an arc distance of 30.29 feet to the point of beginning, containing 0.517 acres or 22,511 square feet, more or less.

2926 11/09 0101 03CHECK 1

EXHIBIT "B" BOOK 8032 PAGE 455

1. 1990 Taxes which are not yet due and payable.

2. Terms and provisions of Lease, memorandum of which is recorded in Book 5178, page 915, as assigned to National Convenience Stores, Incorporated, by instrument of record in Book 6197, page 467.

3. All matters shown on Plat recorded in Book 4715, page 14, including but not limited to the following:

   1. 15' minimum Building Setback Line from Gallatin Road and Due West Avenue.
   2. Restriction as set forth in Owner's Certificate.

4. Survey Number 89-121, dated 08/15/89, prepared by Anderson-Delk & Associates, Inc., Surveyors, indicates the following:

   1. Public Telephone in the northerly portion of the subject premises.

ALL as more particularly shown on said survey.

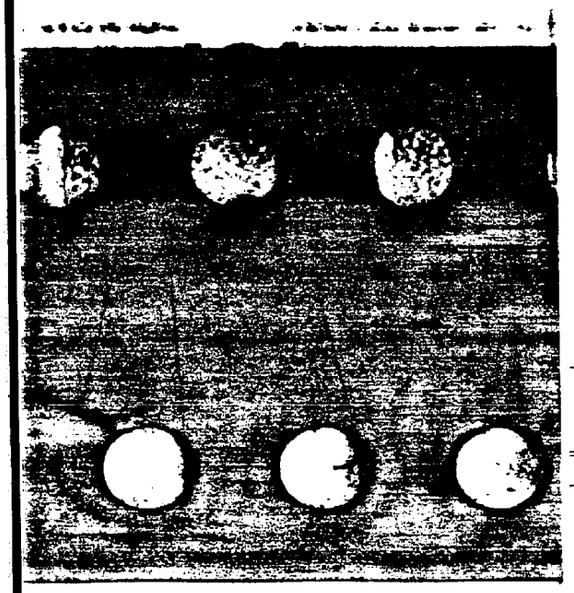
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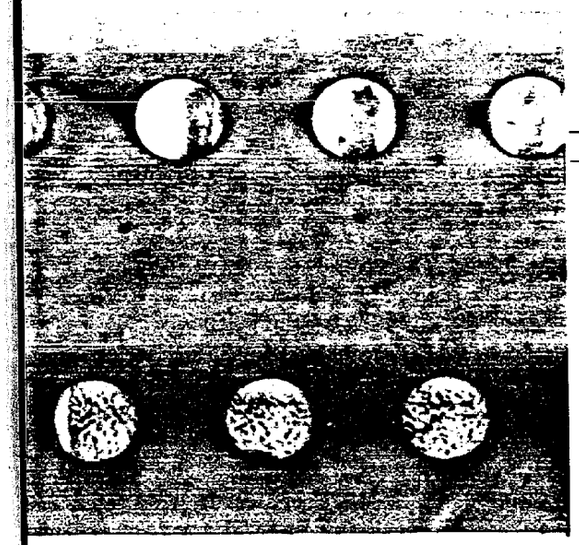
IDENTIF. REFERENCE

Jan 25 3 15 PM '90

RUSH

5251 01/25 0101 03CHECK 535.75





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

RECEIVED OF _____

FOR _____

BOOK 8032 PAGE 456

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	157500.00
			CON TX	519.75
			PRFEE	1.00
			WDEED	15.00
			TOTAL	535.75
			CHECK	535.75
01/25/90	01		15:13 0001	6251

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

99034

IDENTIF. REFERENCE

JAN 25 3 16 PM '90

DAVIDSON COUNTY TN.

No. 286823