Map — 105-12
Parcel — 24

ORIGINAL

Nashville, TN #2030

BOOK 8406 PAGE 718

598a/91-0617

Box 35
#263426
attn: Joseph B. Pitt, Jr. Esq

SPECIAL WARRANTY DEED

THIS INDENTURE is made the 24th day of June, 1991 by and between KERR-McGEE REFINING CORPORATION, a Delaware Corporation, with an address at P. O. Box 25861, Oklahoma City, Oklahoma 73125, Grantor, acting by and through its duly authorized officers, and SWIFTY OIL CO., INC., an Indiana corporation, with an address of P.O. Box 1002, Seymour, Indiana, 47243, Grantee.

WITNESSETH:

That the said Grantor, for and in consideration of Ten Dollars and other valuable consideration to it in hand paid by the said Grantee, the receipt of which is hereby acknowledged, hereby sells and conveys unto the said Grantee, its successors and assigns forever, that certain real property (the "Property") situated and being in the County of Davidson, State of Tennessee, to-wit:

SEE Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO all easements, rights-of-way and restrictions of record, if any, and any other matter which would be revealed by an accurate current survey and inspection of the premises; and

LESS, EXCEPT AND RESERVING unto Grantor, its successors and assigns, all oil, gas and other minerals (whether of similar or dissimilar nature) together with all rights associated therewith AND the right of entry on the Property to conduct such environmental testing, monitoring or remediation as it sees fit.

TO HAVE AND TO HOLD the aforesaid Property unto Grantee, its successors and assigns forever, and the said Grantor does covenant and agree that it will warrant and defend the title to the aforesaid Property to be free and clear of all lawful claims of those claiming by, through or under it, but not otherwise.

IN WITNESS WHEREOF, the said Grantor, Kerr-McGee Refining Corporation, has hereunto set its hand and affixed its seal by and through its duly authorized officers the day and year set forth above.

Attest:

KERR-McGEE REFINING CORPORATION

Assistant Secretary

By Ray A. Freels
Ray A. Freels
President

FORM APPROVED
LAW DEPT.

STATE OF OKLAHOMA)
) ss.
COUNTY OF OKLAHOMA)

Before me, a notary public in and for said State and County, duly commissioned and qualified, personally appeared Ray A. Freels, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the President of Kerr-McGee Refining Corporation, the within named bargainor, a corporation and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such President.

Witness my hand and seal this 20th day of June, 1991.

Notary Public

My Commission Expires:

August 17, 1993

Address new owner and
Send subsequent tax statements to: Swifty Oil Co., Inc.
P.O. Box 1002
Seymour, IN 47243

Nashville, TN #2030

EXHIBIT A

BOOK 8400 PAGE 720

Land in Davidson County, Tennessee, being the southeasterly part of Lot No. 9 and all of Lots Nos. 10 to 13, inclusive, on the Map of Mrs. J. G. Prigmore's Resubdivision of the Mayo Lands, of record in Book 332, page 83, Register's Office for said County, described together as follows:

Beginning on the easterly right-of-way line of the Nashville Railway and Light company at the southwest corner of the property conveyed to W. M. Oakley and wife, by deed from Marker T. Billingsley and wife, of record in Book 1627, page 261, said Register's Office; thence with Oakley's southeasterly line, northeastwardly 172 feet to Brown's Creek; thence with said Creek, southwardly 310.3 feet to the easterly right-of-way of said Nashville Railway and Light Company; thence with said right-of-way, northwestwardly 258 feet to the beginning.

Being the same property conveyed to Kerr-McGee Refining Corporation, a Delaware corporation, by deed from Oklahoma Stations, Inc., a Delaware corporation, of record in Book 6291, page 703, Register's Office of Davidson County, Tennessee.

3 1 8. 1. 3.

IDENTIFICATION REFERENCE

JUL 18 3 27 PM '91

Nashville, TN #2030

STATE OF Indiana)
) SS.
COUNTY OF Jackson)

BOOK 8400 PAGE 721

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 175,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Swifty Oil Co., Inc.

By _____
Affiant Donald W. Myers, Jr. - President

Subscribed and sworn to before me on this the 16th day of July, 1991.

_____
Notary Public Ronald L. Nelson

My Commission Expires:
Sept 1991

Prepared by:
R. G. Addison
P. O. Box 25861
Oklahoma City, Oklahoma 73125

2819 07/18 0101 03CHECK 660.50



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8400 PAGE 722

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	175000.00
			CON TX	647.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	660.50
			CHECK	660.50
07/18/91	01	15:28	0001	2818

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1.8. I. 3.

IDENTIFICATION REFERENCE

JUL 18 3 27 PM '91

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

No. 441814