BOOK 8532 PAGE 248

PREPARED BY (AND RETURN TO):
WILKINS & IVEY, Attorneys
2405 Crestmoor Road; P.O. Box 150157
Nashville, Tennessee 37215-0157
Ph. (615) 298-3312 - Fax. 292-8746

W & I Ref: (ljh) (Title No: 31191)
Dav. Co. File: Box 8

PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is: $ 425000.00

Affiant

Sworn and subscribed before me this
15th day of January, 1992.

Notary Public

My Comm. Expires: 9/24/92

ADDRESS NEW OWNER:
Service Stations Holdings Inc., an Ohio Corporation
200 Public Square
Cleveland, OH 44114

RESPONSIBLE FOR PAYMENT OF TAXES:
Service Stations Holdings Inc.,
Attn: Property Tax Department
P. O. Box 94563
Cleveland, OH 44101

MAP-PARCEL NUMBERS
147-12-55

DAVIDSON COUNTY, TN
JAN 21 2 28 PM 1992
IDENTIFICATION REFERENCE
7805 3

WARRANTY DEED
(Corporate)

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **GRW Enterprises, Inc. a Tennessee Corporation**, hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer and convey unto **Service Stations Holdings Inc., an Ohio Corporation,** hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Property located in the 30th Councilmatic District of Nashville, Davidson County, Tennessee, being Lot Number 1 on the Second Revision, Resubdivision of Lots 1 and 2, Sovran Bank Plat, of record in Plat Book 8250, page 13, R.O.D.C., Tennessee, and being more particularly described according to a survey by Joseph G. Petrosky Associates, Inc. dated June 26, 1991, as follows:

Beginning at a point, said point being an existing railroad spike in concrete on the southwestern right-of-way of Nolensville Pike, opposite the intersection of said Pike and Haywood Lane, said point also being the northeast corner of Lot Number 2 on the above-mentioned Sovran Bank Plat; thence, following the southwestern right-of-way of Nolensville Pike with a curve to the right having a radius of 2622.00 feet, a central angle of 04 degrees 31 minutes 18 seconds, an arc length of 206.92 feet, a tangent of 103.52 feet and a chord bearing and length of south 36 degrees 41 minutes 41 seconds east 206.87 feet (Plat 206.70 feet) to an existing iron pin; thence leaving said southwestern right-of-way, south 55 degrees 18 minutes 46 seconds west 235.83 feet (Plat 236.01 feet) to an existing iron pin; thence, with a curve to the left having a radius of 2386.00 feet, a central angle of 05 degrees 24 minutes 19 seconds, an arc length of 225.09 feet, a tangent of 112.63 feet, and a chord bearing and length of north 36 degrees 56 minutes 00 seconds west 225.01 feet (Plat 225.00 feet) to an existing iron pin in concrete; thence, north 59 degrees 40 minutes 16 seconds east 238.09 feet (Plat 238.82 feet) to the point of beginning.

Containing 50,870 square feet or 1.168 acres.

Being part of the same property conveyed to Commerce Union Bank as of record in Deed Book 5439, page 562, Deed Book 4641, page 553, and Deed Book 5466, page 372 and being the same property conveyed to GRW Enterprises, Inc., a Tennessee Corporation by deed from Sovran Bank/Tennessee (formerly Commerce Union Bank) of record in Book 8464, page 805, Register's Office for Davidson County, Tennessee.

Description Reference: Described according to boundary survey by Joseph G. Petrosky Associates, Inc., Tennessee Surveyor license no. 1136 dated June 26, 1991.

This is improved property, known as: 4709 Nolensville Pike, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 15th day of January, 1992.

GRW Enterprises, Inc. a Tennessee

By: Gilbert K Walker

Title:

3430 01/21 01:01 03CHECK 1579.50

State of Tennessee

County of Davidson

Before me, the undersigned, personally appeared Gilbert A. Walker, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged and was identified as President (or other officer authorized to execute this instrument) of GRW Enterprises, Inc. a Tennessee, the within named bargainor, a corporation, and the execution of the foregoing instrument as such officer for the purposes therein contained, by signing in the name of the corporation as such officer.

Witness my hand and official seal, at office in Nashville, Tennessee, this 15th day of January, 1992.

My Commission Expires: 9/26/92

Notary Public

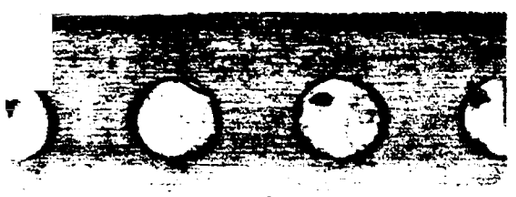
PERCY WILKINS, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

OFFICIAL RECEIPT

FELIX Z WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 8532 PAGE 250

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 425000.00

CON TX 1572.50

PRFEE 1.00

WDEED 6.00

TOTAL 1579.50

CHECK 1579.50

01/21/92 01 14:29:0001 8430

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

7.8.0.5.3

IDENTIFICATION REFERENCE

JAN 21 2 28 PM '92

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN



No. A 0 4 9 2 3