THIS INSTRUMENT PREPARED BY:
James C. Dale III, attorney
221 4th Avenue, North, 5th Fl
Nashville, Tennessee 37219

SPECIAL WARRANTY DEED

BOOK 9093 PAGE 118

STATE OF TENNESSEE §

§ **KNOW ALL MEN BY THESE PRESENTS:**

COUNTY OF DAVIDSON §

THAT **STAR ENTERPRISE**, a New York general partnership ("Grantor"), for TEN AND NO/100 ($10.00) DOLLARS and other valuable consideration in hand paid by **HARRIS & EZELL EQUIPMENT COMPANY**, a Tennessee general partnership, Federal Tax I.D. Number 62-0997874, ("Grantee"), whose mailing address is 5100 Linbar Drive, Nashville, Tennessee 37211-5098, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto Grantee all that certain real property, lying and being situated in the County of Davidson, Tennessee, being more particularly described in Exhibit A attached hereto and made a part hereof for all purposes (the "Property"), together with all right, title and interest which Grantor may have in and to any and all roads, streets and ways bounding the Property.

This conveyance is made and accepted subject to the following:

A. Encroachments, protrusions, easements, changes in street lines, rights-of-way and other matters that would be revealed by a current on the ground survey and inspection of the property.

B. Recorded leases, agreements, easements, rights-of-way, covenants, conditions and restrictions, as the same may be of present force and effect.

C. Zoning regulations, ordinances, building restrictions, regulations and any violations thereof.

D. The lien for real property taxes for the current year, and any liens for special assessments which are not yet due and payable.

E. Water and sewer charges, if any.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances in anywise belonging unto Grantee, its successors and assigns, forever; and Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

EXECUTED this 21st day of September, 1993.

STAR ENTERPRISE

By: L. A. Wilkes
Name: L. A. Wilkes
Title: Chief Executive Officer

ATTEST: Cynthia J. Cuykendall
Name: CYNDIA J. CUYKENDALL
Title: SECRETARY

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, the undersigned authority, a Notary Public of the State and County aforesaid, personally appeared L. A. Wilkes, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be the Chief Executive Officer of **STAR ENTERPRISE**, the within named bargainor, a New York general partnership, and that he as such Chief Executive Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the partnership by himself as such Chief Executive Officer.

Witness my hand and official seal, this 21st day of September, 1993.

BARBARA HARBERSON
MY COMMISSION EXPIRES
March 26, 1994

Barbara Harberson
Notary Public
My Commission Expires: 3-26-94

STATE OF TENNESSEE §

§ OATH

COUNTY OF DAVIDSON §

BOOK 9033 PAGE 120

I, the undersigned affiant, as agent for **HARRIS & EZELL EQUIPMENT COMPANY**, first being duly sworn, made this oath as follows:

I do hereby swear and affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 175,000.00 .

Affiant James C. Dale III

Sworn to and subscribed before me this 17th day of September, 1993.

Notary Public

My Commission Expires: _____

c:\gwd\sep93\15gwd01.doc

This Instrument Prepared By:
Gary W. Dzierlenga, Esq.
12700 Northborough
Houston, Texas 77067

PERCY WILKINS JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.
EXP. 7/27/96

EXHIBIT A BOOK 9093 PAGE 121

Land in Davidson County, Tennessee, being part of Lot 16 in Trabue Subdivision of the 29th Councilmanic District of Davidson County, Tennessee, plat of which is recorded in Minute Book 1 pages 190 and 191, as filed in the U.S. Circuit Court of said Davidson County, Tennessee, and as shown as the Harsh Property (25 year lease to Texaco) on the Plan of Edward Trabue Property of record in Book 4350, page 13, Register's Office for said County, described as follows:

Beginning at an iron pin located where the Northeast right-of-way line of Murfreesboro Road (U.S. 41-70, South, 112 ft. right-of-way) intersects the southeasterly right-of-way line of Spence Lane (120 ft. right-of-way); thence running North 24°42' East along said right-of-way line of Spence Lane, a distance of 200 feet to an iron pin; thence running South 48°28' East a distance of 200 ft. to an iron pin; thence running South 24°42' West a distance of 200 feet to an iron pin on the aforementioned right-of way line of Murfreesboro Road; thence running North 48°28' West along said right-of-way line of Murfreesboro Road a distance of 200 feet back to the point of beginning.

Being part of the same property conveyed to Star Enterprise, a New York general partnership, by deed from Texaco Refining and Marketing Inc., a Delaware corporation, of record in Book 7963, Page 861, and by Quitclaim Deed of TRMI Holdings Inc. (formerly Texaco Refining and Marketing Inc.), a Delaware corporation, of record in Book 8872, Page 213, said Register's Office.

67224
IDENTIF. ↑ REFERENCE

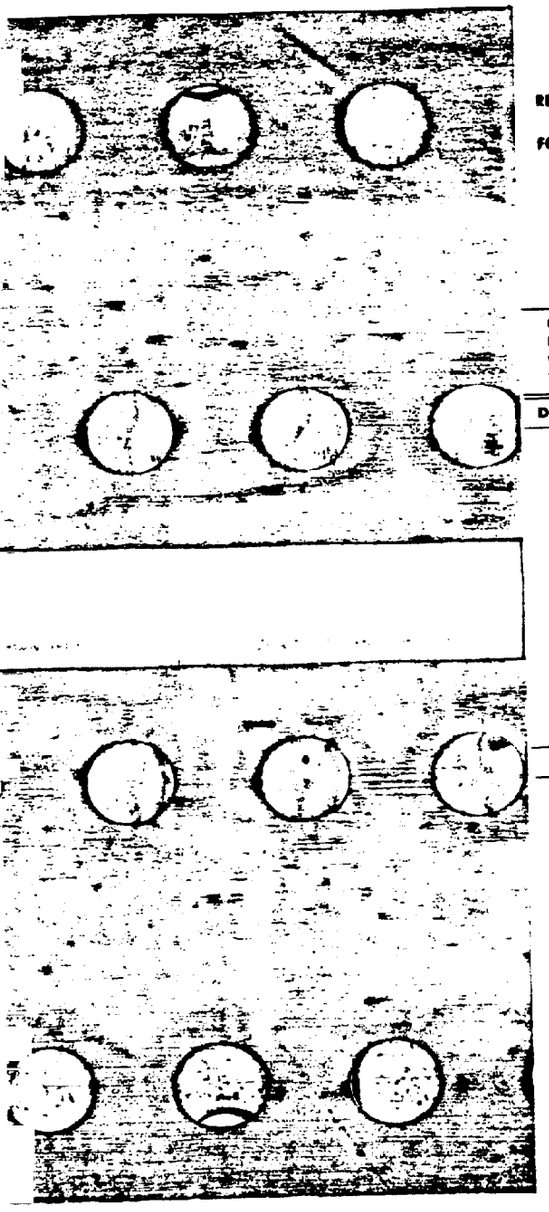
93 SEP 27 PM 3:56
FELIX A. [illegible] II REGISTER
DAVIDSON COUNTY, TN.

0052 09/27 0101 03CHECK 664.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

BOOK 9093 PAGE 122

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMI
				175000.00
				CON TX 647.50
				PRFEE 1.00
				WDEED 16.00
				TOTAL 664.50
				CHECK 664.50
09/27/93	01			15:59 0001 0052

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67224
IDENTIF. & REFERENCE

93 SEP 27 PM 3:56
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 702423