DEED

BOOK 9405 PAGE 80

THIS INDENTURE, made and entered into this 7th day of July 1994, between CHEVRON U.S.A. INC., a Pennsylvania corporation (successor to Chevron Oil Company, a California corporation by mergers and name changes), whose mailing address is 225 Bush Street, San Francisco, CA 94104, as Grantor, and CROWN CHARLIE'S INC., whose mailing address is 646 Thompson Lane, Nashville, TN 37204, as Grantee:

WITNESSETH:

THAT for the consideration hereinafter expressed, Grantor has bargained and sold and does hereby bargain, sell convey and confirm unto Grantee, the real estate situated in Davidson county, State of Tennessee, also known as Facility No. 45793, more particularly described in Schedule A, attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereto belonging unto Grantee, its heirs and assigns, in fee simple forever, subject, however, to the lien of all taxes and assessments due and payable in the current year.

AND Grantor does hereby covenant that it is lawfully seized in fee of the premises hereby conveyed; that it has good right to sell and convey the same; that the same in unencumbered except as to taxes for the current year and except as to all easements, reservations, exceptions and restrictions of record, zoning and building regulations applicable to said property, any state of facts that might be shown by an accurate survey and any roads or way over and across said property and those matters set forth in Schedule A; and that the title and quiet possession thereto, subject to the foregoing, it will warrant and defend against the lawful claims of all persons.

All taxes for the current year have been prorated as of date of delivery of this deed.

The consideration for this conveyance is One Hundred Thirty Thousand Dollars ($130,000.00) cash, the receipt of which is hereby acknowledged.

IN WITNESS WHEREOF, CHEVRON U.S.A. INC. has executed this instrument of its Assistant Secretary who was duly authorized so to do this 7th day of July 1994.

70194
IDENTIF. & REFERENCE

94 JUL 12 AM 10:54
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

CHEVRON U.S.A. INC.

By: _____
Assistant Secretary

CHEVRON U.S.A. INC. INCORPORATED AUG. 9, 1922 PENNSYLVANIA

6001 07/12 0101 03CHECK 494.00

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

I, the undersigned a Notary Public in and for said County in said State, hereby certify that J. D. Suryan, whose name as Assistant Secretary of CHEVRON U.S.A. INC., a Pennsylvania corporation, is signed to the foregoing conveyance, and who is known to me acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Belinda A. Mayer
Notary Public

BELINDA A. MAYER
COMM. #1004320
NOTARY PUBLIC-CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires Sept. 6, 1997

PC01 PC01

This instrument prepared by:
Ronald B. Buchanan
Attorney at Law
177 East Main St.
Hendersonville Tenn
37075

SCHEDULE A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in the Sixth Civil District of Davidson County, Tennessee, lying East of Interstate I-24 and South of U.S. 41, 70-S (Murfreesboro Road), being known as Lot No. 2 on the plan of Plus Park, Section Two, as of record in Book 4470, Page 3, Register's Office for Davidson County, Tennessee, and described according to a survey made by Parrish-Ragan, Inc., November 12, 1970, as follows:

> Beginning at a point on the South margin of Murfreesboro Road at a point being 400.64 feet Southeasterly (as measured along the Southerly margin of Murfreesboro Road) from a point in the common line between Life & Casualty Insurance Company's property and lands of Humble Oil & Refining Company; thence with the Southerly margin of Murfreesboro Road, Southeasterly with a curve to the left (radius 1991.90 feet) 150.0 feet to an iron stake and having a chord bearing and distance of South 61° 33' 15" East 149.96 feet to the beginning a short radius curve (return to Pavilion Boulevard); thence with said curve (radius 25.0 feet) Southerly 33.03 feet, having a chord bearing and distance of South 25° 51' 48" East 30.68 feet to an iron stake on the Westerly margin of Pavilion Boulevard; thence with the Westerly margin of said Boulevard with a curve (radius 125.0 feet) to the right 56.11 feet and having a chord bearing and distance of South 24° 50' 27" West 55.64 feet to an iron stake; thence continuing with the Westerly margin of Pavilion Boulevard with a curve to the right (radius 263.85 feet) 125.10 feet to an iron stake and having a chord bearing and distance of South 51° 17' 00" West 123.93 feet; thence North 25° 08' West 57.95 feet to an iron stake; thence North 59° 24' West 89.35 feet to an iron stake; thence North 30° 36' East 150.0 feet to the point of beginning.

Being the same property conveyed to Chevron Oil Company, a California corporation, from Life and Casualty Insurance Company of Tennessee, a Tennessee corporation, by warranty deed dated March 11, 1971, filed and recorded March 12, 1971, in Official Records Book 4485, Page 741, Register's Office for Davidson County, Tennessee.

SUBJECT TO:

1. An Easement for construction of a trunk sanitary sewer granted to the City of Nashville, of record in Book 3533, Page 433, Register's Office for Davidson County, Tennessee.

2. Fifteen foot minimum setback line from Pavilion Boulevard and Murfreesboro Road and twelve inch sewer lying within sewer easement, and conditions of owners certificate, as shown on plan of record in Book 4470, Page 3, Register's Office of said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$ 130,000.00
AFFIANT
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July 1994.
Deputy Register

AFFIDAVIT

STATE OF CALIFORNIA

COUNTY OF SAN FRANCISCO

I, J. D. SURYAN being duly sworn, depose and say:

(1) I am an Assistant Secretary of CHEVRON U.S.A. INC., a Pennsylvania corporation.

(2) Effective December 31, 1976, Chevron Oil Company, a California corporation, merged into itself, Chevron U.S.A. Inc., it wholly owned subsidiary, and simultaneously changed its name to Chevron U.S.A. Inc., a California corporation.

(3) Effective July 1, 1985, Chevron U.S.A. Inc., a California corporation, was merged into Gulf Oil Corporation, a Pennsylvania corporation, and simultaneously therewith, Gulf Oil Corporation, a Pennsylvania corporation, changed its name to Chevron U.S.A. Inc., a Pennsylvania corporation. A certificate of merger and name change pertaining to the July 1, 1985 transaction was filed with the State of Tennessee on February 11, 1986.

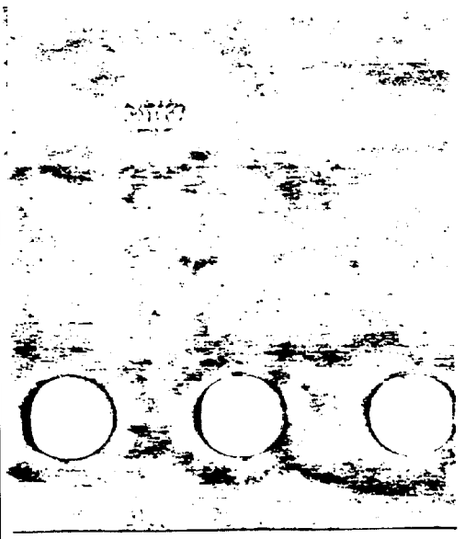
Assistant Secretary

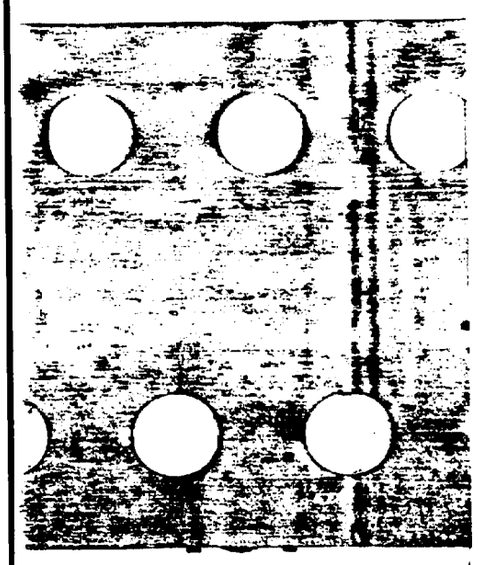
(SEAL)

Subscribed and sworn to this 8th **day of** July, 1993 **before me.**

Notary Public

BELINDA A. MAYER
COMM. #1004320
NOTARY PUBLIC-CALIFORNIA
SAN FRANCISCO COUNTY
My Comm. Expires Sept. 6, 1997





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

RECEIVED OF _____

FOR _____

BOOK 9405 PAGE 83

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
	130000.00
CON TX	481.00
PRFEE	1.00
WDEED	12.00
TOTAL	494.00
CHECK	494.00

07/12/94 01 10:54 0001 6001

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

70194
IDENTIF. ↑ REFERENCE

94 JUL 12 AM 10:55
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 812617