2181C1

This instrument prepared by Robert L. Holloway, Jr., Attorney at Law, 207 W. 8th St., Columbia, Tennessee. (Tax Parcel #148-10-139)

GENERAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **KS REALTY, LLC**, a Tennessee Limited Liability Company, has this day bargained and sold, and do by these presents sell, transfer and convey unto **HAGOOD-HAYWOOD SQUARE, LLC**, a Tennessee Limited Liability Company, its successors and assigns, the following described tract or parcel of land lying and being in the First (1st) Civil District of Davidson County, Tennessee, and being more particularly described as follows:

SITUATE in the First (1st) Civil District of Davidson County, Tennessee, and being Lot 1 of the Subdivision of Reserved Parcel "B" of Phillips 66 Park as recorded in Plat Book 4300, Page 157, RODC and more particularly described as follows:

Beginning at a concrete monument found at the Northwest corner of the parcel described herein, said point being further described as being 240.0 feet from the centerline of Apache Trail and being the Northeast corner of Phillips 66 Company property (Deed Book 7843, Page 844), Plat Book 3842, Page 209 RODC) and in the South boundary of the right-of-way of Haywood Lane; thence with said Haywood Lane, South 74 degrees 05 minutes 0-0 seconds East 162.97 feet to a concrete monument found; thence South 16 degrees 43 minutes 52 seconds West 219.03 feet to an iron pin set; thence with Leisery, Inc. (Deed Book 9157, Page 444, Plat Book 4300, Page 157, RODC) South 61 degrees 02 minutes 46 seconds West 267.06 feet to an iron pin found at a point of curvature and being the Southwest corner of the Leisery, Inc. property (Deed Book 9157, Page 444, Plat Book 4300, Page 157, RODC) and in the East boundary of the right-of-way of Apache Trail; thence with Apache Trail along a curve to the right having a radius of 620.00 feet, a delta angle of 18 degrees 28 minutes 56 seconds, a tangent length of 100.87 feet, an arc length of 200.00 feet, a chord bearing of North 18 degrees 44 minutes 05 seconds West, and a chord distance of 199.13 feet to an iron pin set in the East boundary of the 60 foot right-of-way of Apache Trail and being the Southwest corner of the Phillips 66 Company property (Deed Book 7843, Page 844, Plat Book 3842, Page 209, RODC); thence with Phillips 66 Company South boundary North 80 degrees 36 minutes 51 seconds East, 200.13 feet to an iron pin set at the Southeast corner of the Phillips 66 Company property (Deed Book 7843, Page 844, Plat Book 3842, Page 209, RODC); thence with Phillips 66 Company East boundary North 02 degrees 17 minutes 50 seconds East, 162.65 feet to the point of beginning.

Being the same property transferred to KS Realty, LLC by deed of record in Book 9790, Page 822, Register's Office of Davidson County, Tennessee.

This description is from a prior deed.

TO HAVE AND TO HOLD the above described tract or parcel of land, together with all rights, titles, interests, easements, appurtenances and hereditaments thereunto belonging and pertaining unto the said **HAGOOD-HAYWOOD SQUARE, LLC**, its successors and assigns, in fee simple forever.

KS REALTY, LLC, covenants with the said **HAGOOD-HAYWOOD SQUARE, LLC**, that it is lawfully seized and possessed of the above described tract or parcel of land, have a good and lawful right to sell and convey same, and that it is unencumbered, except for easements and rights-of-way as shown by map of record in Book 4300, Page 157, terms and provisions of a Memorandum of Lease dated November 10, 1994, between Kwik Sak, Inc., as lessor, and Emro Marketing Company as lessee, for a term of ten years with two (2) five (5) year options, of record in Book 9517, Page 513, Access Easement Grant in favor of Emro Marketing Company, of record in Book 9516, Page 614, all of record in the Davidson County, Tennessee Register of Deeds Office and current year's real property taxes; and does further covenant and bind itself and its successors and assigns, to forever warrant and defend the title to said above described property unto the said **HAGOOD-HAYWOOD SQUARE, LLC**, its successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 31ST day of January, 1996.

KS REALTY, LLC

By: Robert Holloway Jr

Its: Secretary

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, GINGER MILLS, of the state and county aforementioned, personally appeared **ROBERT L. HOLLOWAY, JR.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Secretary of **KS REALTY, LLC**, the within named bargainor, a limited liability company, and that such person, as such Secretary, executed the foregoing instrument for the purpose therein contained, by signing the name of the limited liability company by such person as Secretary.

Witness my hand and seal, this 31st day of January, 1996.

Ginger Mills

Notary Public

GINGER MILLS NOTARY PUBLIC AT LARGE MAURY COUNTY TENN

My Commission Expires:

6-27-98

BOOK 9937 PG 857

The name and address of the person or agency responsible for payment of real estate taxes on the property described herein:
(New Owner)

HAYWOOD - HAYWOOD SQUARE, L.L.C.
P.O. BOX 25183
NASHVILLE TN 37202

STATE OF TENNESSEE, COUNTY OF Maury
I, or we, hereby swear or affirm that the actual Consideration for this transfer or the value of the property transferred, whichever is greater, is $400,000.

_____, Affiant
Subscribed and sworn before me this 15 day of Feb, 1996.

_____
NOTARY PUBLIC

My Commission Expires:
2-7-99

NOTARY PUBLIC AT LARGE MAURY COUNTY, TENN.

IDENTIF. & REFERENCE

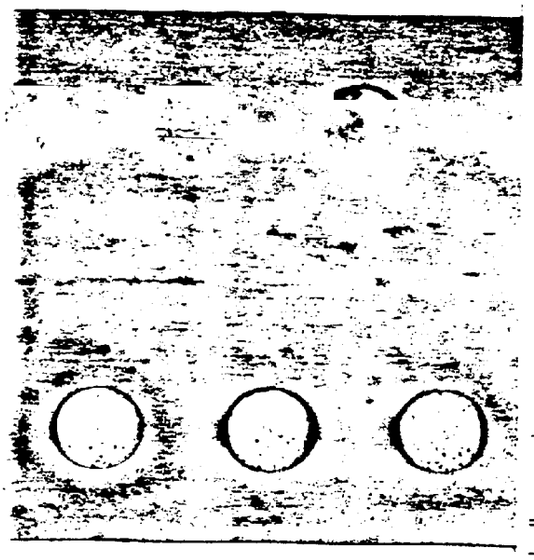
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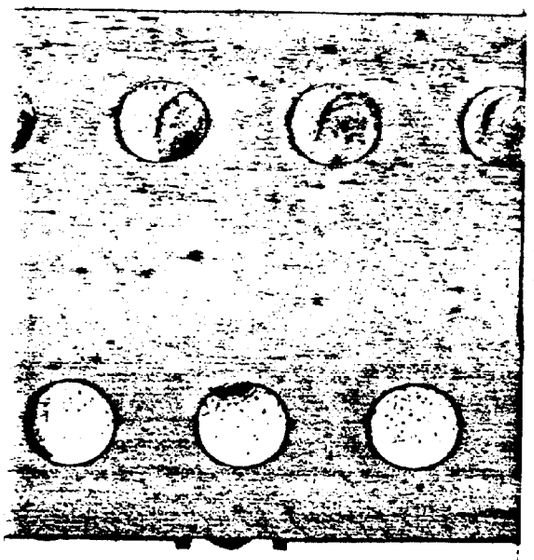
96 FEB -5 AM 10:29

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

014166

4565 02/05 0101 03CHECK 1493.00





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

RECEIVED OF _____

FOR _____

BOOK 9937 PG 858

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 400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 12.00
TOTAL 1493.00
CHECK 1493.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4565

0147166
IDENTIF. ↑ REFERENCE
96 FEB -5 AM 10:29
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1002796