S P E C I A L W A R R A N T Y D E E D

LTIC FILE NUMBER:
THIS INSTRUMENT PREPARED BY:
LAWYERS TITLE INSURANCE CORPORATION
424 CHURCH STREET, SUITE 200, NASHVILLE, TENNESSEE 37219-2302 BOOK 10176 PG 360

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 1,139,788.00
Linda Crutchett
APPIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 3rd DAY OF September, 1996
Lisa L. Kelley
NOTARY PUBLIC
MY COMMISSION EXPIRES 8-23-99

ADDRESS NEW OWNER(S) AS FOLLOWS:

Williams Energy Ventures, Inc.
One Williams Center
Mail Drop 36-8
Tulsa, Oklahoma 74172

SEND TAX BILLS TO:

Williams Energy Ventures, Inc.
One Williams Center, Mail Drop 36-8
Tulsa, Oklahoma 74172

MAP & PARCEL NUMBER(S):

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE/I, CONOCO INC.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO WILLIAMS ENERGY VENTURES, INC.

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A FORTY-FIVE AND ONE-HALF PERCENT (45.5%) UNDIVIDED INTEREST IN THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

See Exhibit A attached hereto and made a part hereof.

0220750
IDENTIF. & REFERENCE

96 SEP -3 PM 4:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3665 09/03 0101 03CHECK 4234.22

This is improved (X) property known as: NASHVILLE TERMINAL
unimproved ( )

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(S), its heirs and assigns, forever, and we do covenant with the said GRANTEE(S that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), its heirs and assigns, against the lawful claims of all persons whomsoever claiming by, through or under, the GRANTOR(S) but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BOOK 10176 PG 361

WITNESS my hand(s) this 28th day of August, 1996

CONOCO INC.

By: Gary Edwards
Title: GARY EDWARDS, VICE PRESIDENT

ATTEST:
Llewella B. Cobb
LLEWELLA B. COBB
Title: ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gary Edwards and Llewella B. Cobb with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his/her/their oaths acknowledged _____ to be the Vice President and the Assistant Secretary the within named bargainor, a corporation, and that he as such Vice President being authorized to do so, executed the foregoing instrument for the purposes there in by signing the name of the corporation by the said Gary Edwards as such Vice President.

Witness my hand and official seal at Houston, Texas this the 28th day of August, 1996.

My Commission Expires _____

Kathy G. Williams
Notary Public

KATHY G. WILLIAMS
NOTARY PUBLIC
State of Texas
Comm Exp 08-20-2000

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

EXHIBIT A

BOOK 10176 PG 362

FEE PARCEL I:

BEGINNING on an iron pipe in the southern right-of-way line of L & N Railroad, and corner to Ingram Industrial; thence with said right-of-way line North 38 41' 50" East, 203.23 feet to a point; thence South 58 10' 40" East, 156.34 feet to a point corner to Ingram's Industrial; thence with Ingram Industrial the following four (4) calls; 1) South 31 14' 35" West, 90.98 feet to a point; 2) South 87 04' 35" West, 35.58 feet to a point; 3) South 31 14' 35" West, 91.15 feet to an iron rod; 4) North 58 02' 10" West, 153.27 feet to the POINT OF BEGINNING, containing 0.718 acres,

-- ①. 91 - 8.01 ②.80 - 15.01

FEE PARCEL II:

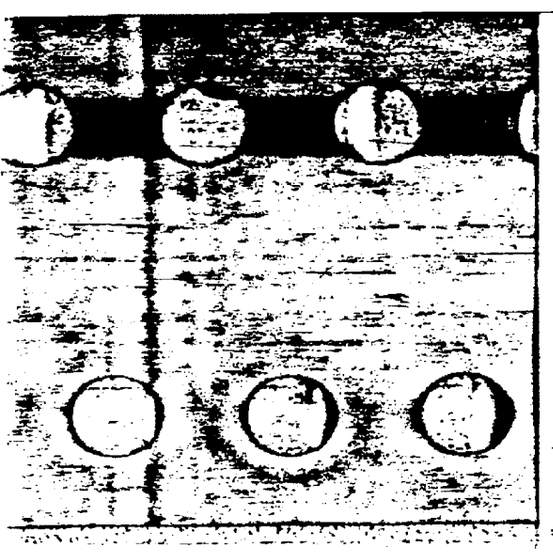
BEGINNING on an iron rod in the northwestern right-of-way line of 63rd Avenue, and being corner to the 0.373 acre tract; thence leaving said right-of-way line with Ingram Industrial North 58 13' 08" West, 403.58 feet to an iron pipe in the southern right-of-way line of L & N Railroad; thence with said right-of-way North 38 41' 50" East, 240.68 feet to a point; thence along a curve to the right with a radius of 1203.50 feet, an arc distance of 389.15 feet, (having a chord of North 47 57' 40" East, 387.46 feet) to an iron rod in the western right-of-way line of Centennial Boulevard; thence with said right-of-way line the following three (3) calls; 1) South 25 56' 55" East, 95.55 feet to a point; 2) South 25 56' 55" East, 138.01 feet to a point; 3) along a curve to the left with a radius of 517.14 feet, an arc distance of 80.53 feet, (Having a chord of South 30 24' 35" East, 80.45 feet) to a point in the northwestern right-of-way line of 63rd Avenue; thence with said right-of-way line South 32 02' 15" West, 448.81 feet TO A POINT OF BEGINNING, containing 4.465 acres,

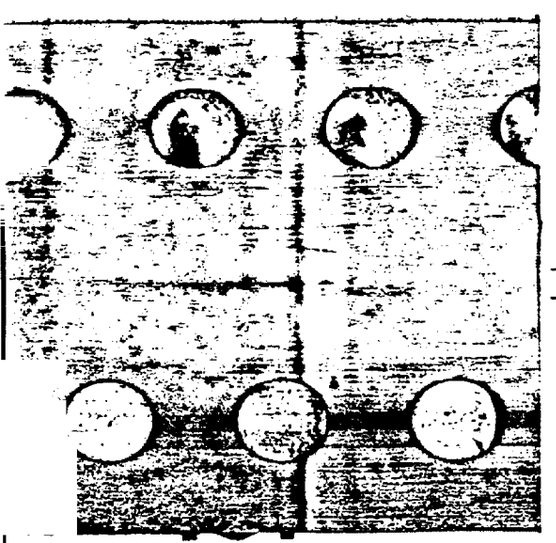
TOGETHER with Easements as set forth in Book 3280, page 618, as assigned in Book 3705, page 200, Book 7392, page 322, Book 7392, page 325 and Book 7404, page 568, Register's Office for Davidson County, Tennessee.

Being the same property being conveyed to - Conoco, Inc., - Tenneco Oil Co. & Murphy Oil U.S.A., Inc. by Deed of Record in Book 7227, page 700. by Deed of record in Book 7227, page 710. Murphy Oil U.S.A., Inc., conveyed a 12 1/6 % interest to Conoco, Inc., — By Deed of record in, Book 7227, page 719. Murphy Oil, U.S.A., Inc. Conveyed a 2/3 % interest to

BOOK 10176 PG 363

Tennco Oil Co., By Deed of record in Book 7798, page 711, Tennco Oil Co. Conveyed all of its' ~~[redacted]~~ 34.90 undivided interest to TOC Terminals, Inc.





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

RECEIVED OF _____

FOR _____

BOOK 10176 PG 364

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 1139788.00
CON TX 4217.22
PRFEE 1.00
WDEED 16.00
TOTAL 4234.22
CHECK 4234.22
09/03/96 01 16:23 0001 3665

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0220750
IDENTIF. # REFERENCE

96 SEP -3 PM 4:19
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1026171