0307729

IDENTIF. ↑ REFERENCE

Box 35

97 MAY 22 PM 3:11

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MAPCO PETROLEUM Inc. 1101 Kermit Drive, Suite 800 Nashville, Tennessee 37217	Map 91-11 Parcel 256	MAPCO PETROLEUM Inc. 1101 Kermit Drive, Suite 800 Nashville, Tennessee 37217
This instrument prepared by: Boult, Cummings, Conners & Berry (JTT) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

BOOK 10463 PG 800

KNOW ALL MEN BY THESE PRESENTS:

THAT, E-Z SERVE CONVENIENCE STORES, INC. ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00) in hand duly paid by MAPCO PETROLEUM INC. ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto said Grantee, its successors and assigns forever, the following described real property situated in the County of Davidson , State of Tennessee, to wit:

STATE OF TEXAS)
COUNTY OF HARRIS)

The actual consideration for this transfer is $307,375.00 .

Affiant

Subscribed and sworn to before me this 16th day of May, 1997.

JANIE M. PATE
Notary Public, State of Texas
My Commission Expires 12-18-2000

Notary Public

My Commission Expires: 12-18-2000

See Exhibit "A" attached hereto and
made a part hereof (the "Property").

TO HAVE AND TO HOLD the aforesaid real property, together with all appurtenances, buildings and privilege thereto belonging or in any wise appertaining unto said Grantee, its successors and assigns in fee simple forever.

SUBJECT TO current taxes and assessments not yet delinquent and taxes and assessments for subsequent years and the following matters (the "Permitted Encumbrances"):

See Exhibit "B" attached hereto and
made a part hereof

GRANTOR DOES HEREBY Covenant with said Grantee that it is lawfully seized in fee of the aforesaid Property; that it has a good right to sell and convey the same; and that Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title of the Property unto the Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the Conditions.

IN WITNESS WHEREOF, Grantor, by and through its duly authorized officers, has caused this instrument to be executed the 21st day of May, 1997.

"Grantor"

E-Z SERVE CONVENIENCE STORES, INC.

By: H. E. Lambert

Name: H. E. Lambert

Title: Vice President

BOOK 10463 PG 802

STATE OF TEXAS)
COUNTY OF HARRIS)

Before me, Janie M. Pate of the state and county aforesaid, personally appeared H. E. Lambert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of **E-Z SERVE CONVENIENCE STORES, INC.**, the within named bargainor, and that he as such, executed the foregoing instrument for the purposes therein contained by personally signing the name of **E-Z SERVE CONVENIENCE STORES, INC.**.

WITNESS my hand and official seal on this 6th day of May, 1997.

Janie M. Pate
NOTARY PUBLIC

My Commission Expires: 12-18-2000

JANIE M. PATE
Notary Public, State of Texas
My Commission Expires 12-18-2000

EXHIBIT A
to the
Warranty Deed

Property

Address: 611 51st Avenue North, Nashville, Tennessee
Store No. 7547

Land located in Davidson County, Tennessee, being Lots Nos. 1002, 1004, and 1006 of Block 155, on the Map of West Nashville, Plan No. 1, of record in Plat Book 57, pages 74 and 75, of the Register's Office for Davidson County, Tennessee. Bound on the north by Georgia Avenue; on the east by Fifty-First Avenue North; on the south by a 25' wide alley; and on the west by the property of James R. Paschell (Deed Book 7386, page 327).

Beginning at an iron pin at the intersection of the south margin of Georgia Avenue and the west margin of Fifty-First Avenue North, this being the NE corner of this lot; thence with the west margin of Fifty-First Avenue North S-05 deg. 41 min. 25 sec.-E, 150.0 feet to an iron pin found on the north margin of a 25' alley, being the SE corner of this lot; thence with the north margin of said alley S 83 deg. 30' W, 85.0 feet to an iron pin found being the SW corner of this lot; thence with the east line of Paschell N 05 deg. 41 min. 25 sec. W, 150.0 feet to an iron pin on the south margin of Georgia Avenue, being the NW corner of this lot; thence with the south margin of Georgia Avenue N 83 deg. 30 min. E, 85.0 feet to the pin and the point of beginning; containing 12,749 square feet or 0.29 acres, more or less.

Being part of the same property conveyed to TOC Retail, Inc., a Delaware corporation, by Special Warranty Deed from Tenneco Oil Company, a Delaware corporation of record in Book 7724, page 49, said Register's Office, and as corrected by Special Warranty Deed in Book 8062, page 854, Register's Office for Davidson County, Tennessee.

The foregoing is the same as that contained in the deed of record in Book 7724, page 49 as corrected by deed of record in Book 8062, page 854, Register's Office for Davidson County, Tennessee.

This is improved property known as 611 51st Avenue North, Nashville, Tennessee.

EXHIBIT B

BOOK 10463 PG 804

51st AVENUE
611 51ST Avenue North
Nashville, TN 37209
Store #7547

1. Taxes for 1997: A lien, but not yet due and payable.

4131 05/22 0101 03CHECK 1158.29

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10463 PG 805

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
307375.00
CON TX 1137.29
PRFEE 1.00
WDEED 20.00
TOTAL 1158.29
CHECK 1158.29

05/22/97 01 15:17 0001 4131

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307729

IDENTIF. ↑ REFERENCE

97 MAY 22 PM 3:14

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1