0307730

box 35

IDENTIF. + REFERENCE

97 MAY 22 PM 3:11

WARRANTY DEED ELIA Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MAPCO PETROLEUM Inc. 1101 Kermit Drive, Suite 800 Nashville, Tennessee 37217	Map 161-04 Parcel 061	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 806

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 $683,328.00 .

Affiant H.E. Lambert

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:

Jake
02 No

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 808

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 11th day of May, 1997.

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: 329 April Lane, Nashville, Tennessee
Store No. 7608

Land in Davidson County, Tennessee, being Lot No. 20 and a tract marked Reserved on the Plan of April Lane subdivision, as of record in Book 2330, page 132, Register's Office for Davidson County, said tracts are described together as follows:

Beginning at a pin in the easterly margin of Nolensville Road being the SW corner of this lot; thence northerly along the easterly margin of Nolensville Road, N 20 deg. 06 min. 18 sec. W, 157.17 feet to a pin at the beginning of a curve to the right having a radius of 24.80 feet, a central angle of 94 deg. 23 min. 18 sec., around said curve on an arc length of 40.86 feet to a pin in the southerly margin of April Lane; thence along the southerly margin of April Lane, and a curve to the right having a radius of 345.36 feet, a central angle of 13 deg. 44 min., around said curve on an arc length of 82.78 feet to a pin; thence continuing with the south margin of April Lane N 88 deg. 01 min. E. 123.20 feet to an iron pin being the NE corner of this lot and being the common corner of Lots Nos. 19 and 20 ; thence southerly along the line between said lots, S 01 deg. 59 min. E, 189.0 feet to an iron pin being the SE corner of this lot; thence S 87 deg. 20 min. 26 sec. W, 174.0 feet to the point of beginning; containing 38,227 square feet or 0.88 acres, more or less.

Being part of the same property conveyed to TOC Retail, Inc. by deed from Tenneco Oil Company of record in Book 7724, page 49 and as corrected by Special Warranty Deed in Book 8062, page 822, Register's Office for Davidson County, Tennessee.

The foregoing description 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 822, R.O.D.C. This is improved property known as 329 April Lane, Nashville, TN.

BOOK 10463 PG 810

EXHIBIT B

APRIL LANE
329 April Lane
Nashville, TN 37211
Store# 7608

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

2. Subject to all matters shown on the Plan of record in Book 2330, Page 132, in said Register's Office.

4132 05/22 0101 03CHECK 2549-32

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10463 PG 811

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

683328-00

CON TX 2528.32
PRFEE 1.00
WDEED 20.00
TOTAL 2549.32
CHECK 2549.32

05/22/97 01 15:17 0001 4132

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307730
IDENTIF. ↑ REFERENCE

97 MAY 22 PM 3:12
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1