0307731 Box 35
IDENTIF. ↑ REFERENCE

97 MAY 22 PM 3:12
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 134-13 Parcel 186	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 812

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 $464,315.00 .

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:

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 814

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 12th 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

BOOK 10463 PG 815

EXHIBIT A
to the
Warranty Deed

Property

Address: 365 Harding Place, Nashville, Tennessee
Store No. 7015

A tract of land in the Fifth Civil District of Davidson County, Tennessee, being Lot Nos. 263 and 264 on the Plan of Kenilworth Estates, Section 4, as of record in Plat Book 3300, pages 34, 35, and 36, of the Register's Office of Davidson County, Tennessee, and being more fully described as follows:

Beginning at an iron pin on the south margin of Harding Place, 50' off the centerline, said pin being the NE corner of Lot 265 and the NW corner of this tract; thence with the south margin of Harding Place, 50' off and parallel with the centerline N-66 deg. 27 min. E, 138.2 feet to an iron pin being the NE corner of this tract; thence with the west line of Lot 262 S 22 deg. 27 min. 25 sec., 129.5 feet to an iron pin on the north margin of Largo Drive, 25' off the centerline, being the SE corner of this lot; thence with the north margin of Largo Drive, 25' off and parallel with the centerline, S 67 deg. 25 min. W, 15.0 feet to an iron pin; thence continuing with said margin and a curve to the right having a central angle of 02 deg. 17 min. 12 sec., a radius of 2,082.11 feet, for an arc length of 128.4 feet to an iron pin being the SW corner of this tract; thence with the east line of Lot 265 N 20 deg. 04 min. 12 sec. W, 124.73 feet to the iron pin and the point of beginning,

containing 18,015 square feet or 0.41 acre, more or less.

Being part of the same property conveyed to TOC Retail, Inc., by deed from Tenneco Oil Company in Book 7724, page 49, Register's Office for Davidson County, Tennessee, and corrected by Special Warranty Deed of record in Book 8062, page 862, 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 862, Register's Office for Davidson County, Tennessee.

This is improved property known as 365 Harding Place, Nashville, Tennessee.

EXHIBIT B

HARDING PLACE
365 Harding Place
Nashville, TN 37211
Store #7015

BOOK 10463 PG 816

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

4133 05/22 0101 03CHECK 1738.97

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10463 PG 817

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 464315.00
CON TX 1717.97
PRFEE 1.00
WDEED 20.00
TOTAL 1738.97
CHECK 1738.97

05/22/97 01 15:18 0001 4133

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307731
IDENTIF. ↑ REFERENCE

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

No.