0307732

IDENTIF. ↑ REFERENCE

box 35

97 MAY 22 PM 3:12

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

WARRANTY DEED

BOOK 10468 PG 818

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MAPCO PETROLEUM Inc. 1101 Kermit Drive, Suite 800 Nashville, Tennessee 37217	Map 149-0 Parcel 237	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		

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 TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $555,241.00 .

Affiant

Subscribed and sworn to before me this 21st day of May, 1997.

Notary Public Mary Munyun Burch

My Commission Expires: 3-27-99

NOTARY PUBLIC AT LARGE

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 820

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 16th 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

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

EXHIBIT A
to the
Warranty Deed

Property

Address: 2601 Murfreesboro Road, Nashville, Tennessee
Store No. 7016

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Kay Subdivision, of record in Book 4885, page 107, Register's Office for said County, and being also described according to a survey by A & A Engineers, Inc., dated January 17, 1979, Job No. 1407-79, as follows:

Beginning at a concrete monument located in the western right-of-way margin of Murfreesboro Road; thence continuing with the right-of-way of Murfreesboro Road S 42 degrees 55 minutes 27 seconds E 194.05 feet to an iron pin; thence S 58 degrees 53 minutes 33 seconds W 263.03 feet to an iron pin in the southern ROW margin of Rural Hill Road; thence with said ROW along the chord of a curve having a radius of 914.33 feet and a length of 246.14 feet N 13 degrees 17 minutes 25 seconds East 245.40 feet to a concrete monument; thence N 43 degrees 05 minutes 33 seconds E 53.63 feet to the point of beginning. Said tract containing 0.6796 acres.

Being part of the property conveyed to TOC Retail, Inc., a Delaware corporation, by deed from Tenneco Oil Company, a Delaware corporation, of record in Book 7724, page 49, Register's Office for Davidson County, Tennessee.

Included in the above description but excluded therefrom is that portion of the property conveyed to the State of Tennessee, of record in Book 10359, page 621, and described as follows:

Beginning at a point on the southwest existing margin of Murfreesboro Road, said point being the point of intersection between the common property line between southeast existing margin of Rural Hill Road South and the Grantor with the southwest existing margin of Murfreesboro Road; thence with said existing margin of Murfreesboro Road easterly 194 feet more or less to the intersection with the common property line of Ace Nashville Limited Partnership and the Grantor; thence with said common property line south 64 degrees 57 minutes 18 seconds West 6.39 feet to the point of intersection with the southwest proposed margin of State Project No. 19021-2230-54; thence with said proposed margin North 36 degrees 58 minutes 54 seconds West 191.80 feet to the southeast existing margin of Rural Hill Road South; thence with said existing margin of Rural Hill Road South, Northeast 6 feet more or less to the point of beginning, containing 1,089.1 feet.

The foregoing description is the same as that contained in the prior deed. This is improved property known as 2601 Murfreesboro Road, Nashville, TN.

EXHIBIT B

MURFREESBORO ROAD
2601 Murfreesboro Road
Nashville, TN 37217
Store #7016

BOOK 10463 PG 822

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

2. Slope and work easement granted to the State of Tennessee by instrument of record in Book 10359, page 621, Register's Office for Davidson County, Tennessee.

3. The Plan of record in Book 4885, page 107, said Register's Office, shows an owner's certificate, 15-foot building setback line from Murfreesboro Pike and Rural Hill Road, a 20-foot easement for proposed sewer across easterly line of premises.

4134 05/22 0101 03CHECK 2075.40

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10463 PG 823

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 555241.00
CON TX 2054.40
PRFEE 1.00
WDEED 20.00
TOTAL 2075.40
CHECK 2075.40

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

05/22/97 01 15:18 0001 4134

0307732
IDENTIF. ↑ REFERENCE

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

No.