Box 35

0307733
IDENTIF. # REFERENCE

97 MAY 22 PM 3:13
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 146-04 Parcel 162	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 824

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 $851,811.00 .

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 Janie M. Pate

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 826

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.

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

BOOK 10463 PG 827

Property

Address: 4805 Trousdale Drive, Nashville, Tennessee
Store No. 7024

Being a tract of land in the 6th Civil District of Davidson County, Tennessee being part of Lot No. 3 on the Map of the land owned by May Overton Estates, as of record in Book 421, page 159, Register's Office for said County and being more particularly described as follows:

Beginning at an iron pin, 9.5 feet easterly from the westerly margin of Trousdale Drive, as widened, said point being N 4 degrees 14 minutes E, 861.3 feet from the northeast corner of Lot No. 248 on the Plan of Crieve Hall Estates, Section 3, as of record in Book 2133, page 59, said Register's Office, thence in a westerly direction with a severance line, N 86 degrees 07 minutes 30 seconds W, 210.00 feet to an iron pin, the southwest corner of herein described property; thence, in a northerly direction with a severance line, N 3 degrees 52 minutes 30 seconds E, 200.00 feet to an iron pin in the southerly line of the property conveyed to Harpeth Village Development Company by deed from Overton Development Corporation, of record in Book 4219, page 610, said Register's Office, being the northwest corner of herein described property; thence, in an easterly direction with said southerly line, S 86 degrees 07 minutes 30 seconds E, 210.00 feet to an iron pin, 10 feet easterly from the westerly margin of Trousdale Drive, being the northeast corner of herein described property; thence, in a southerly direction, S 3 degrees 52 minutes 30 seconds W, 200.00 feet to an iron pin, the point of beginning, containing 42,000 square feet or 0.96 acres, more or less.

Being part of the same 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 of Davidson County, Tennessee. TOC Retail, Inc. is now known as E-Z Serve Convenience Stores, Inc.

The foregoing description is the same as that contained in the prior deed.

This is improved property known as 4805 Trousdale Drive, Nashville, TN

EXHIBIT B

BOOK 10463 PG 828

TROUSDALE DRIVE
4805 Trousdale Drive
Nashville, TN 37220
Store #7024

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

4135 05/22 0101 03CHECK 3172.70

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 10463 PG 829

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
851811.00
CON TX 3151.70
PRFEE 1.00
WDEED 20.00
TOTAL 3172.70
CHECK 3172.70
05/22/97 01 15:19 0001 4135

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307733
IDENTIF. ↑ REFERENCE

97 MAY 22 PM 3:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.