0307734 Box 35

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 082-06 Parcel 040	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: BOOK 10463 PG 830

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 $426,512.00 .

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 832

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 14th 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: 701 Dickerson Pike, Nashville, Tennessee
Store No. 7026

Land in Davidson County, Tennessee, being Lots Nos. 1, 2 and 3 on the Plan of V.S. Lindlsey's Addition to Edgefield, now East Nashville, as of record in Book 57, page 25, Register's Office for said County, and described according to a survey made by Resource Development Corporation, dated August 21, 1970, as follows:

Beginning at an iron pin in the easterly right of way margin of Dickerson Pike, formerly North First Street at the point of intersection with the northerly right of way margin of Grace Street, formerly Josephine Street; thence North 3 degrees 15 minutes east with said east margin of Dickerson Pike, 150.00 feet to an iron pin; thence South 85 degrees 58 minutes East 150.00 feet to an iron pin in the westerly margin of a 20 foot alley; thence with the west margin of said alley, South 3 degrees 15 minutes west 150.00 feet to an iron pin in the northerly margin of heretofore said Grace Street; thence with said north margin of Grace Street, North 85 degrees 58 minutes west 150.00 feet to the point of beginning, and containing an area of 22,500 square feet or 0.52 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, Register's Office for Davidson County, Tennessee.

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

This is improved property known as 701 Dickerson Pike, Nashville, TN

EXHIBIT B

BOOK 10463 PG 834

DICKERSON PIKE
701 Dickerson Pike
Nashville, TN 37207
Store #7026

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

2. 15 foot minimum pump and building setback line from Dickerson Pike; in anchor pole sign post and telephone booth near the easterly margin of Dickerson Pike just south of the dividing line between Lots 2 and 3; a sign post near the north east intersection of Dickerson Pike and Grace Street; a light pole in the northerly boundary of the property near the northeast corner and a light pole just south of north boundary near the northwest corner of the land in question, of record in Book 7724, page 49, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10463 PG 835

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 426512.00
CON TX 1578.10
PRFEE 1.00
WDEED 20.00
TOTAL 1599.10
CHECK 1599.10

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4136

0307734
IDENTIF. ↑ REFERENCE

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

No.