0307735

IDENTIF. ↑ REFERENCE

Box 35

97 MAY 22 PM 3:14

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 61-11 Parcel 239	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 10468 PG 836

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 $615,904.00 .

Affiant H. E. Lambert

Subscribed and sworn to before me this 16th day of May, 1997.

NOTARY PUBLIC STATE OF TEXAS
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 10468 PG 838

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 July, 1997.

NOTARY PUBLIC

My Commission Expires: 12/5/2000

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

EXHIBIT A
to the
Warranty Deed

Property

Address: 4124 Gallatin Road, Nashville, Tennessee
Store No. 7027

A tract of land in the 15-DZ Civil District of Davidson County, Tennessee, being Lot 2 on the Plan of the Resubdivision of a part of Lot 2 Greenland Tract, of record in Plat Book 4470, page 6, Register's Office of Davidson County, Tennessee.

Beginning at an iron pin in the southerly margin of Greenland Avenue, said point being the northwest corner of the Eli H. Jacobs Property (Deed Book 3768, page 212) and the NE corner of this lot; thence with Jacob's westerly line S 16 degrees 13 minutes W, 173.69 feet to an iron pin found being the SE corner of this lot; thence with the north line of Lot 1 N 77 degrees 00 minutes W, 196.36 feet to a point on the east margin of Gallatin Pike being the SW corner of this lot; thence with the east margin of Gallatin Pike N 11 degrees 08 minutes E, 50.24 feet to a point; thence with a curve to the left, having a radius of 763.20 feet and a central angle of 07 degrees 35 minutes, for an arc length of 101.01 feet to a point; thence with a curve to the right, having a radius of 25.25 feet and a central angle of 101 degrees 26 minutes, for an arc length of 44.70 feet to an iron pin on the south margin of Greenland Drive thence with the south margin of Greenland Drive S 75 degrees 01 minutes E, 192.03 feet to an iron pin found and the point of beginning; containing 36,434 square feet or 0.84 acres, more or less.

Being the same property conveyed to TOC Retail, Inc. by deed from Tenneco Oil Company, a Delaware corporation, of record in Book 7724, page 49, and by corrective Special Warranty Deed of record in Book 8062, page 830, Register's Office of 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 830, R.O.D.C.
This is improved property known as 4124 Gallatin Road, Nashville, TN

EXHIBIT B

BOOK 10463 PG 840

GALLATIN ROAD
4124 Gallatin Road
Nashville, TN 37216
Store #7027

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

2. Easement for gas line running generally north and south through subject property.

3. The Plan of record in Book 4470, page 6 and amended in Book 4501, page 976, Register's Office for Davidson County, Tennessee, shows an owner's certificate, certain notes, easements and setback lines, and a 10 foot public utility and drainage easement along easterly line.

4137 05/22 0101 03CHECK 2299.85

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10463 PG 841

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 615904.00
CON TX 2278.85
PRFEE 1.00
WDEED 20.00
TOTAL 2299.85
CHECK 2299.85

05/22/97 01 15:20 0001 4137

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307735
IDENTIF. REFERENCE

97 MAY 22 PM 3:14
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1[illegible]