0307736 box 35

IDENTIF. ↑ REFERENCE

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 119-12 Parcel 2	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 842

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 $783,174.00 .

Affiant H. S. 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 844

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 4th 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

Property

Address: 20 Thompson Lane, Nashville, Tennessee
Store No. 7028

Land in Davidson County, Tennessee, described as follows:

A tract of land in the 6th Civil District of Nashville, Davidson County, Tennessee, being Lot No. 1 on the Plan of Thompson Lane Park, as of record in Book 2331, page 138, Register's Office for Davidson County, and described according to a survey of Barge, Waggoner and Sumner, Engineers, dated December 7, 1970, as follows:

Beginning at a point in the south right of way of Glenrose Avenue, said point being the common corner of Lot 18 and Lot 1 on the Plan of Thompson Lane Park; thence, with the south right of way of Glenrose Avenue and the arc of a curve to the left of 127.98 feet more or less, said curve having a central angle of 5 degrees 00 minutes 36 seconds a tangent distance of 63.98 feet, a radius of 1462.57 feet, and a chord of South 80 degrees 08 minutes 28 seconds east, 217.85 feet; thence, South 82 degrees 39 minutes east, 65.97 feet, continuing with the south right of way of Glenrose Avenue to an existing concrete monument; thence, continuing with the south right-of-way of Glenrose Avenue and the arc of a curve to the right of 40.41 feet, said curve having a central angle of 92 degrees 16 minutes, a tangent distance of 26.11 feet, a radius of 25.09 feet, and a chord of South 36 degrees 30 minutes 36 seconds East, 36.18 feet to an existing concrete monument in the west right of way of Thompson Lane; thence, with the west right of way of Thompson Lane, and the arc of a curve to the right of 189.8 feet, said curve having a central angle of 7 degrees 52 minutes 08 seconds, a tangent distance of 95.05 feet, a radius of 1382 feet, and a chord of South 13 degrees 33 minutes 38 seconds West 189.66 feet; thence, leaving said west right of way of Thompson Lane in a westerly direction along the common line between Lots 1 and 2, North 72 degrees 33 minutes West 229.0 feet to a concrete monument; thence, in a northerly direction along the common line between Lots 1 and 18, North 15 degrees 57 minutes East, 182.0 feet to the point of beginning, containing 44,536 square feet, or 1.02 acres, more or less.

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.

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

C:\WPFILES\COOKE-Z.ASP KC April 9, 1997

This is improved property known as 20 Thompson Lane, Nashville, TN

EXHIBIT B

BOOK 10463 PG 846

THOMPSON LANE
20 Thompson Lane
Nashville, TN 37211
Store #7028

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

4138 05/22 0101 03CHECK 2918.75

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10463 PG 847

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 783174.00
CON TX 2897.75
PRFEE 1.00
WDEED 20.00
TOTAL 2918.75
CHECK 2918.75

RECEIPT IS NOT VALID UNLESS CHECK IS PAID BY BANK 05/22/97 01 15:20 0001 4138

0307736
IDENTIF. ↑ REFERENCE

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

No. 1