0307737

IDENTIF. + REFERENCE

Box 35

97 MAY 22 PM 3:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

BOOK 10463 PG 848

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MAPCO PETROLEUM Inc. 1101 Kermit Drive, Suite 800 Nashville, Tennessee 37217	Map 091-16 Parcel 169 Map 091-16 Parcel 168	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 TENNESSE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $539,580.00 .

Affiant

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

Notary Public Mary Morgan

My Commission Expires: 3-27-99

Title

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

STATE OF TEXAS)
COUNTY OF HARRIS)

BOOK 10463 PG 850

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 11th day of July, 1997.

Janie M. Pate
NOTARY PUBLIC

My Commission Expires: 12-18-2000

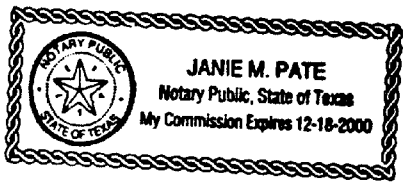


EXHIBIT A
to the
Warranty Deed

Property

Address: 4211 Charlotte Avenue, Nashville, Tennessee
Store No. 7030

A tract of land in the First Civil District of Nashville, Davidson County, Tennessee, being Los 3, 4 and the westerly 25 feet of Lot No. 2 of Block 1, as shown on the plan of Charlotte Park Company's First Addition to West Nashville, of record in Plat Book 57, page 103, Register's Office for said County, described according to a survey of Barge, Waggoner & Sumner, Engineers, dated march 5, 1971, as follows:

Beginning at an iron pin, the point of intersection of the southerly right of way of Charlotte Avenue and the easterly right of way of 43rd Avenue, North; thence, north 83 degrees 30 minutes East, 161.0 feet with the southerly right of way of Charlotte Avenue to an iron pin, the northeast corner of the tract herein being described, said point also being the northwest corner of a parcel of land conveyed to Claude A. Huddleston and wife, maggie H. Huddleston, by C.E. Francis and wife, as recorded in Deed Book 3808, page 319; thence south 6 degrees 17 minutes 30 seconds Eat, 150.0 feet with the west line of the Claude A. Huddleston and Maggie H. Huddleston property to an iron pin the north margin of a 25 foot alley; thence south 83 degrees 30 minutes West, 161.0 feet with the north margin of a 25 foot alley, to an iron pin in the easterly right of way of 43rd Avenue, North; thence North 6 degrees 17 minutes 30 seconds West, 150 feet with the easterly right of way of 43rd Avenue, North to the point of beginning, containing 24,150 more or less square feet or 0.55 acres, more or less.

Being the same property conveyed to TOC Retail, Inc., a Delaware corporation, by Special Warranty Deed from Tenneco Oil Company, 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 as4211 Charlotte Avenue, Nashville, TN

EXHIBIT B

CHARLOTTE AVENUE
4211 Charlotte Avenue
Nashville, TN 37209
Store #7030

BOOK 10463 PG 852

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

4139 05/22 0101 03CHECK 2017.45

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10463 PG 853

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 539580.00

CON TX 1996.45

PRFEE 1.00

WDEED 20.00

TOTAL 2017.45

CHECK 2017.45

05/22/97 01 15:21 0001 4139

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03077737

IDENTIF. ← REFERENCE

97 MAY 22 PM 3:15

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.11[illegible]