0307738

Box 35

IDENTIF. ↑ REFERENCE

97 MAY 22 PM 3:15

WARRANTY DEED FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MAPCO PETROLEUM Inc. 1101 Kermit Drive, Suite 800 Nashville, Tennessee 37217	Map 86-01 Parcel 77	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 854

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 $420,414.00 .

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").

BOOK 10463 PG 855

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 856

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 6th 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: 3466 Lebanon Road, Hermitage, Tennessee
Store No. 7036

Being Lot 1 on the plan of the resubdivision Tenneco Lebanon Pike site of record in Book 4715, page 146, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the northerly margin of Lebanon Road at the intersection of the southerly margin of Bonnabrook Drive; thence with said northerly margin of Lebanon Road, S 31 degrees 50 minutes W, 15.60 feet to a point; thence, continuing with said margin with a curve to the right, 114.59 feet to a point, the southeast corner of the herein described property, said curve having a radius of 1396.96 feet, a tangent distance of 57.33 feet, and a central angle of 4 degrees 42 minutes; thence leaving said northerly margin of Lebanon Road, N 51 degrees 37 minutes W, 120.75 feet to a point the common southerly corner of Lots 1 and 2 of the herein described subdivision; thence with the line between said lots, N 33 degrees 15 minutes E, 169.02 feet to a point in the southerly margin of Bonnabrook Drive, thence, with said margin of Bonnabrook Drive, S 55 degrees 28 minutes E 57.90 feet to a point; thence, continuing with said margin with a curve to the right, 76.18 feet to a point, said curve having a radius of 50.00 feet, a tangent distance of 47.70 feet, and a central angle of 87 degrees 18 minutes; thence, continuing with said margin S 58 degrees 10 minutes E 15.00 feet to the point of beginning.

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 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 3466 Lebanon Road, Hermitage, TN

BOOK 10463 PG 858

EXHIBIT B

LEBANON ROAD
3466 Lebanon Road
Hermitage, TN 37076
Store #7036

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

2. Easement of record in Book 3180, page 556, Register's Office for said county.

3. Subject to all matters shown on the Plan of record in Book 4175, page 146 in said Register's Office.

4140 05/22 0101 03CHECK 1576.54

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10463 PG 859

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 420414.00
CON TX 1555.54
PRFEE 1.00
WDEED 20.00
TOTAL 1576.54
CHECK 1576.54

05/22/97 01 15:21 0001 4140

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307738
IDENTIF. ↑ REFERENCE

97 MAY 22 PM 3:15
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1[illegible]7