0307740

Box 35

IDENTIF. # REFERENCE

97 MAY 22 PM 3:16

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 131-02 Parcel 103	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 866

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 $1,031,808.00 .

Affiant W.E. Corbet

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:

This was

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 868

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 16th 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: 4104 Hillsboro Road, Nashville, Tennessee
Store No. 7306

Land in Davidson County, Tennessee, described as follows:

Being the northeastern triangular part of Lot 1 of Block 1 of the Map of Overton Hills of record in Book 843, page 66, Register's Office for said County and described according to a copy of a survey thereof made by A and A Engineers, Inc., in November 1, 1980, as follows:

Beginning at an iron pin the southeasterly margin of Hillsboro Pike, being 460 feet northeast of the intersection of Overhill Drive, said point being 20 feet northeast from the common margin of Lots Nos. 1 and 2; thence with the margin of said Pike, North 37 degrees 55 minutes East 150 feet to an iron pin; thence South 23 degrees 33 minutes East 315 feet to an iron pin which is 20 feet from the line between Lots Nos. 1 and 2; thence North 52 degrees West 276.74 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 for Davidson County, Tennessee.

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

This is improved property known as 4104 Hillsboro Road, Nashville, TN

EXHIBIT B

BOOK 10463 PG 870

HILLSBORO ROAD
4104 Hillsboro Rd.
Nashville, TN 37215
Store #7306

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

2. Assignment of all sewer rights and covenants pertaining to the sewer on the premises and the contract with reference thereto, between Emma Fly Primm and Cherokee Insurance Company, dated September 28, 1953, of record in Book 2339, page 217, Register's Office for said County.

4142 05/22 0101 03CHECK 3838.69

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10463 PG 871

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

CA iT
1)31808.00
CON TX 3817.69
PRFEE 1.00
WDEED 20.00
TOTAL 3838.69
CHECK 3838.69

05/22/97 01 15:22 0001 4142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307740
IDENTIF. ↑ REFERENCE

97 MAY 22 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.