0307741

IDENTIF. # REFERENCE

97 MAY 22 PM 3:17

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 163-00 Parcel 331	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 872

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 $822,720.00 .

Affiant

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 874

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 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

BOOK 10463 PG 875

Property

Address: 765 Bell Road, Antioch, Tennessee
Store No. 7504

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Subdivision for Lot 1, The Hills of Hickory Hollow Commercial P.U.D., of record in Book 6900, page 603, Register's Office for Davidson County, Tennessee, described as follows:

Being a certain tract of land located in the First Civil District of Davidson County, Tennessee, at the northwest intersection of Bell Road and Hickory Hollow Terrace and being more particularly described by metes and bounds as follows:

Beginning at an iron pin (set), said pin being the northeast corner of the herein described property and in the West right-of-way of Hickory Hollow Terrace, also being the beginning of a curve to the right, said curve having a central angle of 02 deg. 08 min. 54 sec., a radius of 1175.00 feet, and arc length of 44.06 feet, and a chord of South 29 deg. 05 min. 43 sec. East, 44.05 feet; thence along said right-of-way, along the arc of the above described curve 44.06 feet to an existing concrete monument; thence along said right-of-way South 24 deg. 52 min. 00 sec. East, 91.09 feet to an existing concrete monument, said monument being the beginning of a curve to the right, said curve having a central angle of 89 deg. 39 min. 14 sec., a radius of 25.00 feet, an arc length of 39.12 feet, and a chord of South 19 deg. 53 min. 02 sec. West, 35.25 feet; thence, along said right-of-way along the arc of the above described curve 39.12 feet to an existing concrete monument, said monument being in the North right-of-way of Bell Road, also being the beginning of a curve to the right, said curve having a central angle of 05 deg. 05' 00", a radius of 1582.14 feet, an arc length of 138.60 feet, and a chord of South 65 deg. 30 min. 43 sec. West 138.55 feet; thence, along said right-of-way, along the arc of the above described curve 138.60 feet to an iron pin (found); thence, along said right-of-way South 69 deg. 30 min. 34 sec. West, 8.50 feet to an iron pin (set); thence, leaving said right-of-way along the East side of a joint ingress-egress easement North 25 deg. 11 min. 27 sec. West, 50.88 feet to an iron pin (set), said pin being the beginning of a curve to the left, said curve having a central angle of 13 deg. 23 min. 13 sec., a radius of 112.00 feet, an arc length of 26.17 feet, and a chord of North 35 deg. 02 min. 43 sec. West, 26.11 feet; thence, with said easement along the arc of the above described curve 26.17 feet to an iron pin (set); thence, with said easement North 41 deg. 44 min. 20 sec.

EXHIBIT A
to the
Warranty Deed

Property

Address: 765 Bell Road, Antioch, Tennessee
Store No. 7504

West, 48.60 feet to an iron pin (set); thence, with said easement South 47 deg. 19 min. 40 sec. West, 12.78 feet to an iron pin (set), said pin being the beginning of a curve to the right, said curve having a central angle of 88 deg. 08 min. 30 sec., a radius of 88.00 feet, an arc length of 135.38 feet, and a chord of North 88 deg. 36 min. 05 sec. West, 122.42; thence, with said easement along the arc of the above described curve 135.38 feet to an iron pin (set); thence, leaving said easement along the line of Robert Torch, North 67 deg. 52' 53" East, 309.90 feet to the point of beginning and containing 34,845 square feet or 0.80 acres, more or less.

Together with a perpetual easement for ingress and egress, contained in the Warranty Deed recorded in Deed Book 7484, page 619, said easement area being more particularly described as follows:

Beginning at an iron pin set being in the north right-of-way of Bell Road and the west edge of a joint ingress/egress easement; thence leaving said right-of-way and along said easement N-20 deg. 40 min. 42 sec. W, 35.67 feet to an iron pin set; said pin being the beginning of a curve to the left, having a central angle of 21 deg. 59 min. 38 sec. and a radius of 85.00 feet, for an arc length of 32.63 feet; thence N 42 deg. 40 min. 20 sec. W, 3.74 feet to an iron pin set, said pin being the beginning of a curve to the left, said curve having a central angle of 73 deg. 01 min. 27 sec. and a radius of 25.00 feet, for an arc length of 31.86 feet; thence along said easement of a curve to the right said curve having a central angle of 76 deg. 08 min. 46 sec. and a radius of 112.00, for an arc length of 148.85 feet; thence along said easement along the arc of the above described curve, 148.85 feet to an iron pin set; said pin being in the phase line for the remainder of Robert Torch property; thence with said phase line N 67 deg. 52 min. 53 sec. E, 25.50 feet to an iron pin set, said pin being in the east edge of a joint egress/ingress easement, also being the beginning of a curve to the left said curve having a central angle of 88 deg. 08 min. 30 sec. and a radius of 88.00 feet to an arc length of 135.38 feet; thence along said easement along the arc of the above described curve, 135.38 feet to an iron pin set; thence along said easement N 47 deg. 19 min. 40 sec. E, 12.78 feet to an iron pin set; thence along said easement S 41 deg. 44 min. 20 sec. E, 48.60 feet to an iron pin set; a curve to the right said curve having a central angle of 13 deg. 23 min. 13 sec. and a radius of 112.00 feet for an arc length

EXHIBIT A
to the
Warranty Deed

BOOK 10462 PG 877

Property

Address: 765 Bell Road, Antioch, Tennessee
Store No. 7504

of 26.17 feet; thence along said easement along the arc of the above described curve 26.17 feet to an iron pin set; thence along said easement S 25 deg. 11 min. 27 sec. E 50.88 feet to an iron pin set; said pin being in the north right-of-way of Bell Road; thence with said right-of-way S 69 deg. 30 min. 34 sec. W, 30.00 feet to the beginning; containing 0.16 acre, more or less.

Being the part of the same property conveyed to TOC Retail, Inc., by deed from Tenneco Oil Company of record in Book 7724, page 49, and as corrected by Special Warranty Deed of record in Book 7859, page 848, Register's Office for Davidson County, Tennessee.

Included in the above description but specifically excluded that portion as conveyed to the State of Tennessee in Book 10359, page 618, Register's Office for Davidson County, Tennessee:

Beginning at a point on the northwest existing margin of Bell Road, said point being located 67.80 feet left of center line survey station 12+09.12 at the point of intersection between the grantor with the northwest existing margin of Bell Road; thence with said existing margin of Bell Road easterly 39 feet more or less to the intersection with the southwest existing margin of Hickory Hollow Terrace and the Grantor; thence with said existing margin of Hickory Hollow Terrace northerly 145 feet more or less to the intersection with the common property line of Willow Pointe Limited Partnership and the Grantor; thence with said common property line South 70 degrees 05 minutes 30 seconds West 7.20 feet to the point of intersection with the southwest proposed margin of Hickory Hollow Terrace of State Project No. 19057-2212-14; thence with said proposed margin South 24 degrees 23 minutes 37 seconds East 14.24 feet to a point located 35.19 feet right of Hickory Hollow Terrace center line survey station 27+86.50; thence South 24 degrees 05 minutes 27 seconds East 63.61 feet to a point located 39.0 feet right of Hickory Hollow Terrace center line survey station 28+50; thence South 27 degrees 31 minutes 29 seconds East 55.87 feet to a point located 93.63 feet left of Bell Road center line survey station 12+36.32; thence with a 25 foot radius curve right 40.59 feet to the point of beginning containing 1,617 square feet.

EXHIBIT A
to the
Warranty Deed

BOOK 10463 PG 878

Property

The foregoing description is the same as that contained in the deed of record in Book 7724, page 49 and as corrected by deed of record in Book 7859, page 848 Register's Office for Davidson County, Tennessee.

This is improved property known as 765 Bell Road, Antioch, Tennessee.

0414129.01
058700-054 05/19/97

EXHIBIT B

BOOK 10468 PG 879

BELL ROAD
765 Bell Road
Antioch, TN 37013
Store #7504

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

2. Easement reserved in deed of record in Book 7484, page 619, Register's Office for Davidson County, Tennessee.

3. Easement for gas line of record in Book 2203, page 565, as amended in Book 5118, page 797, Register's Office for Davidson County, Tennessee.

4. Right-of-way conveyance and easement of record in Book 10359, page 618, said Register's Office.

5. Easements for ingress-egress contained in deed of record in Book 7594, page 474, in said Register's Office.

6. Deed of Conveyance for sewer of record in Book 7797, page 465, in said Register's's Office.

4143 05/22 0101 03CHECK 3077.07

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10463 PG 880

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 822720.00
CON TX 3044.07
PRFEE 1.00
WDEED 32.00
TOTAL 3077.07
CHECK 3077.07

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 0001 4143

0307741
IDENTIF. ↑ REFERENCE

97 MAY 22 PM 3:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1