0307742

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 119-09 Parcel 196	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 881

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 $492,723.00 .

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 883

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 10th day of June, 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: 234 Thompson Lane, Nashville, Tennessee
Store No. 7537

Located in the Sixth Civil District of Davidson County, Tennessee. Being Lots Nos. 26 and 27 on the Plan of Parkway Subdivision, as of record in Plat Book 974, page 62., Register's Office of Davidson County, Tennessee. Bound on the north by Guy Wallace Motor Company, Inc. (Deed Book 6017, page 499); on the east by Walter N. Wallace (Deed Book 5677, page 745) and K. S. Realty Co. (Deed Book 4482, page 262); on the south by Thompson Lane; and on the west by Foster Avenue.

Beginning at a nail on the north margin of Thompson Lane, lying 142.75 feet, S 86 degrees 30 minutes 20 seconds E of the intersection of the east margin of Foster Avenue and the north margin of Thompson Lane, said nail being the SE corner of this lot; thence with the north margin of Thompson Lane N 86 degrees 30 minutes 20 seconds W 125.9 feet to an iron pin; thence with a curve to the right, having a central angle of 86 degrees 12 minutes 20 seconds and a radius of 18.0 feet, for an arc length of 27.08 feet to an iron pin; thence with the east margin of Foster Avenue N 00 degrees 18 minutes, 144.09 feet to a nail being the NW corner of this lot; thence with the south line of Wallace Motor Co. S 88 degrees 06 minutes 58 seconds E, 152.77 feet to an iron pin being the NE corner of this lot; thence with the west lines of W. Wallace and K.S. Realty, respectively, S 03 degrees 15 minutes 11 seconds W, for a total distance of 164.88 feet to the nail at the beginning; containing 24,075 square feet or 0.56 acres, more or less.

Together with non-exclusive driveway easement reserved in deed of record in Book 4482, page 262, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to TOC Retail, Inc. by deed from Tenneco Oil Company in Book 7724, page 49 and corrected by Special Warranty Deed of record in Book 8062, page 816, Register's Office for Davidson County, Tennessee.

The foregoing description is the same as that contained in the deed of record in Book 7724, page 49 as corrected by deed of record in Book 8062, page 816, Register's Office for Davidson County, Tennessee.
This is improved property known as 234 Thompson Lane, Nashville, Tennessee.

EXHIBIT B

BOOK 10463 PG 885

THOMPSON LANE
234 Thompson Lane
Nashville, TN 37211
Store #7537

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

2. Subject to those non-exclusive driveway easements reserved in Book 4482, page 262, said Register's Office.

4144 05/22 0101 03CHECK 1844.08

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10463 PG 886

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

492723.00

CON TX 1823.08

PRFEE 1.00

WDEED 20.00

TOTAL 1844.08

CHECK 1844.08

05/22/97 01 15:23 0001 4144

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307742

IDENTIF. ↑ REFERENCE

97 MAY 22 PM 3:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.