THIS INSTRUMENT PREPARED BY:
JOHN A. MOORE
MURPHY OIL USA, INC.
P.O. BOX 7000
EL DORADO, ARKANSAS 71731-7000

Map-Par. No. 72-10-155

WARRANTY DEED

BOOK 10560 PG 244

This indenture, made this 29th day of July, 1997, between Murphy Oil USA, Inc. ("hereinafter referred to as Grantor") a corporation organized and existing under the laws of the State of Delaware and Steven G. Laviola ("hereinafter referred to as Grantee"), an individual, with an address of 2814 Gallatin Road, Nashville, Tennessee, 37216.

Witnesseth: That the said Grantor for and in consideration of ten dollars ($10.00) and other valuable consideration in hand paid by Grantee, of which the receipt thereof is hereby acknowledged, hereby sells and conveys unto the said Grantee, his heirs and assigns forever the certain tract of lands situated and being in the Davidson County, State of Tennessee:

> Land in the 11th, formerly the 18th, Civil District of Davidson County, Tennessee, described according to a survey made by Pete Meyer, Surveyor, February 22, 1946, as follows:
>
> Beginning at a point in the easterly margin of Gallatin Road, 434 feet south of the southerly margin of Litton Avenue; thence south 73 deg. east 350 feet to a point; thence southwesterly 140.1 feet to a point; thence north 68 deg. 30' west 350 feet to the easterly margin of the Gallatin Road; thence with the margin of the same, northeasterly 104.7 feet to the point of beginning.
>
> Being the same property conveyed to Murphy Oil USA, Inc. by Quitclaim Deed From Murphy Exploration and Production Company, successor by merger to Murphy Oil USA, Inc., successor by name change to Murphy Oil Corporation, successor by merger to Murphy Corporation of record in Book 10560, Page 230, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 2814 Gallatin Rd., Nashville, TN 37216.

To have and to hold, the aforesaid land, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee's heirs and assigns forever; and the said Grantor for its heirs and representatives do covenant and agree to and with the said Grantee's heirs or assigns that it is lawfully seized in fee of the aforesaid premises; that the same are free of all encumbrances; that they have good right to sell and convey the same to Grantee as aforesaid; and that the before granted land and premises they will warrant and defend against all lawful claims whatever.

In witness whereof, Grantor has caused this deed to be executed, and has affixed its seal the day and year above written.

ATTEST:

John A. Moore
Assistant Secretary

MURPHY OIL USA, INC.
a Delaware corporation

By: Charles Ganus
Charles A. Ganus
Vice President, Marketing

MURPHY OIL USA, INC. CORPORATE SEAL 1992 DELAWARE

97 AUG -6 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

4003 08/06 0101 03CHECK 453.00

0334938
IDENTIFICATION REFERENCE

ACKNOWLEDGMENT

BOOK 10560 PG 245

STATE OF ARKANSAS

COUNTY OF UNION

That on this day came before me the undersigned, a Notary Public, duly commissioned, qualified and acting, within and for the said County and State, appeared in person the within named Charles A. Ganus and John A. Moore to me personally well known, who stated that they were the Vice President, Marketing and Assistant Secretary of Murphy Oil USA, Inc., a Delaware corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this 29th day of July 1997.

Donna Landers
Notary Public

My Commission Expires:

OFFICIAL SEAL
DONNA LANDERS
NOTARY PUBLIC - ARKANSAS
UNION COUNTY
My Commission Expires 08-27-2000

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

Affiant

Subscribed and sworn to before me this the 4th day of August 1997.

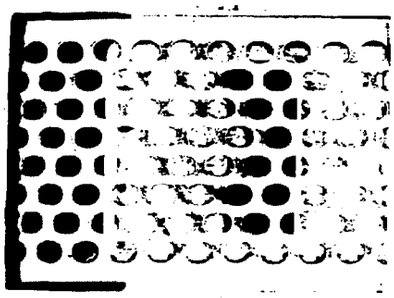
Cynthia F. Medley
Notary Public

NOTARY PUBLIC

My Commission Expires: 7-28-2001

ADDRESS NEW OWNER/SEND TAX BILLS TO:

STEVEN G. LAVIOLA
2814 GALLATIN RD.
NASHVILLE, TN 37216



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10560 PG 246

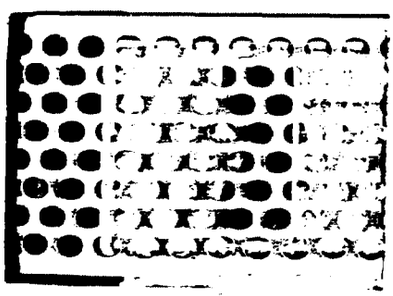
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

	CAMT
	120000.00
CON TX	444.00
PRFEE	1.00
WDEED	8.00
TOTAL	453.00
CHECK	453.00

08/06/97 01 14:04 0001 4003

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0334938
IDENTIF. # REFERENCE

97 AUG -6 PM 1:59
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1183606