SGL

Nashville

TENNESSEE DEED

This instrument prepared by:
Timothy D. New
Murphy Oil Corporation
200 Peach Street
El Dorado, AR 71730

SPECIAL WARRANTY DEED

BOOK 11350 PG. 605

THIS INDENTURE is effective as of the 11th day of February, 1999, by and between Murphy Oil USA, Inc., a corporation organized and existing under the laws of the State of Delaware and having an office at 200 Peach Street, El Dorado, Arkansas 71730 ("Grantor"), and Williams Energy Ventures, Inc., a Delaware corporation and having an office at One Williams Center, Tulsa, Oklahoma 74101 ("Grantee").

WITNESSETH

That Grantor, for in consideration of the sum of Ten and no/100 Dollars ($10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and adequacy whereof are hereby acknowledged, and pursuant to the authority of the Board of Directors of Grantor, by these presents does hereby grant, bargain and sell unto Grantee, its successors and assigns, forever, (i) 10.00% undivided interest, in and to the buildings and improvements erected on the land, situate, lying and being in those certain counties and states, as legally described in Exhibit A, annexed hereto and made a part hereof, and (ii) 10.00% undivided interest in and to said land as described in Exhibit "A";

TOGETHER WITH any and all surface leases, easements, rights of way, permits, licenses and other real property grants appurtenant thereto and all other appurtenances thereunto belonging:

TO HAVE AND TO HOLD the same unto Grantee, its successors and assigns, forever;

SUBJECT, HOWEVER, to the matters set forth on Exhibit B annexed hereto and made a part

hereof. BOOK 11350 PG. 606

AND Grantor, for itself and its successors and assigns, does covenant, promise, warrant and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done anything whereby the said buildings and improvements hereby granted, or the said land on which said buildings and improvements are erected, are, or may be, in any manner encumbered or charged, except as set forth in Exhibit B annexed hereto, and does also hereby covenant, promise and agree to and with Grantee, its successors and assigns, to warrant and forever defend the title to said buildings and improvements, and the land on which they are located, against any and all persons lawfully claiming by, through or under Grantor, but not otherwise, subject, however, to the matters set forth in Exhibit B annexed hereto.

IN WITNESS WHEREOF, Grantor has executed this deed as of the day and year first above written.

Attest:

Name: Timothy D. New
Title: Assistant Secretary
(SEAL)

Murphy Oil USA, Inc.

By: Charles Ganus
Name: Charles Ganus
Title: Vice President

After recording, return:

Williams Energy Services
Attn: Real Estates Services Dept.
RES-2nd Floor
P.O. Box 21628
Tulsa, Oklahoma 74121-1628

Tax bills are to be mailed to:

Williams Energy Services
Revenue and Contract Accounting
One Williams Center
Tulsa, OK 74101

Tax Map and Parcel Nos. are:
Map 08DA 15320, Map 91, Parcel 8.01
Map 08DA 09640, Map 80, Parcel 16
Map 08DA 09650, Map 80, Parcel 15.01

STATE OF ARKANSAS

COUNTY OF UNION

BOOK 11350 PG. 607

Personally appeared before me, Donna Landers, Notary Public, Charles Ganus, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes herein contained and who further acknowledged that he is Vice President, Marketing, of Murphy Oil USA, Inc., a Delaware corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 17th day of February, 1999.

Donna Landers

Notary Public

My Commission Expires:

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

(NOTARY SEAL)

STATE OF ARKANSAS

BOOK 11350 PG. 608

COUNTY OF UNION

The actual consideration or value, whichever is greater, for this transfer is $307,982.

Affiant

Subscribed and sworn to before me this 17th day of February, 1999.

Notary Public

My Commission Expires:

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

99 FEB 23 AM 9:25

LAND REGISTER
UNION COUNTY, TN.

0055518837

REAL EST. & REFERENCE

RECD 02/23 0101 CERTIFIED

11170.33

Exhibit A

BOOK 11350 PG. 609

The land is located in the County of Davidson, State of Tennessee and described as an undivided interest in the following:

PARCEL I

BEGINNING on an iron pipe in the Southern right-of-way line of L&N Railroad, and corner to Ingram Industrial; thence with said right-of-way line N 38-41-50 E, 203.23 feet to a point; thence S 58-16-15 E, 156.33 feet to a point corner to Ingram's Industrial; thence with Ingram Industrial the following four (4) calls: 1) S 31-14-35 W, 90.98 feet to a point; 2) S 87-04-35 W, 35.58 feet to a point; 3) S 31-14-35 W, 91.15 feet to an iron rod; 4) N 58-02-10 W, 153.27 feet to the POINT OF BEGINNING, containing 0.718 acres, more or less.

PARCEL II

BEGINNING on an iron rod in the Northwestern right-of-way line of 63rd Avenue, and being corner to the 0.373 acre tract; thence leaving said right-of-way line N 58-15-00 W, 403.75 feet to an iron pipe in the Southern right-of-way line of L&N Railroad; thence with said right-of-way N 38-41-50 E, 240.68 feet to a point; thence along a curve to the right with a radius of 1203.50 feet, an arc distance of 389.16 feet (having a chord of N 47-57-40 E, 387.46 feet) to an iron rod in the western right-of-way line of Centennial Blvd.; thence with said right-of-way line the following three (3) calls: 1) S 25-56-55 E, 95.55 feet to a point; 2) S 25-56-55 E, 138.01 feet to a point; 3) along a curve to the left with a radius of 517.14 feet; an arc distance of 80.53 feet, (having a chord of S 30-24-35 E, 80.45 feet) to a point in the northwestern right-of-way line of 63rd Avenue; thence with said right-of-way line S 32-01-00 W, 96.21 feet to a point; thence S 32-01-00 W, 352.39 feet to the POINT OF BEGINNING, containing 4.465 acres, more or less.

Being the same property conveyed to Tenneco Oil Company of record in Book 7227, page 719, Register's Office of Davidson County, Tennessee; and

Being the same property conveyed to Tenneco Oil Company of record in Book 7227, page 700, aforesaid records.

Being the same property conveyed to TOC Terminals, Inc. by Special Warranty Deed from Tenneco Oil Company of record in Book 7798, page 711, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

TRACT III - EASEMENT ONLY

Land in the 8th, formerly the 12th, Civil district of Davidson County, Tennessee, described according to a survey made by Z.J. Wilkinson, Surveyor, dated December 15, 1960 and December 27, 1960, as follows:

Beginning in the northwesterly margin of 63rd Avenue North, 488.6 feet west of the southwesterly margin of Centennial Boulevard; thence north 58 degrees west 410 feet; more or less, to the southeasterly margin of N.C. & St. L. right of way; thence along the southeasterly margin of said right of way, north 38 degrees 46 minutes east 40.3 feet to a point; thence south 58 degrees east 404.2 feet to the northwesterly margin of 63rd Avenue, North; thence along the northwesterly margin of 63rd Avenue, North, 40 feet to the point of beginning.

Being property conveyed to Conoco Inc. (formerly Continental Oil Company), a Delaware corporation, Tenneco Oil Company, a Delaware corporation, and Murphy Oil USA, Inc., (formerly Murphy Oil Corporation), a Delaware corporation by deed from Southern Facilities, Inc., a Delaware corporation, of record in Book 7227, page 700, said Register's Office, AND property being conveyed to Tenneco Oil Company, a Delaware corporation, by special warranty deed from Murphy Oil USA, Inc., (formerly Murphy Oil Corporation), a Delaware corporation, of record in Book 7227, page 719, Register's Office for Davidson County, Tennessee.,

Said easement having been created by Easement Agreement dated September 12, 1961 by and between General Properties, Inc., a Delaware corporation and Ingram Oil & Refining Company, a Delaware corporation of record in Book 3280, page 618, Register's Office for Davidson County, Tennessee, and subsequently being assigned in Book 3705, page 200, Book 7392, page 322, Book 7392, page 325, and in Book 7404, page 568, in said Register's Office.

to Murphy Oil USA, Inc.
Being the same property described in the deed from TOC Terminals, Inc.,/a Delaware corportion, of record in Book 10984, page 628, Register's Office for Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

1. Right of Way Easement of Record in Book 5132, page 157, in said Register's Office.

2. Assignment of Interest in Right of Way Easements of record in Book 7227, page 706, Book 7227, page 724, and in Book 7227, page 715, in said Register's Office.

3. Agreement with reference to spur tracks across the premises as described in Book 1508, page 597, in said Register's Office.

4. Right of Way granted to Nashville Gas and Heating Co. of record in Book 2027, page 66, in said Register's Office.

5. Right of tenants in possession pursuant to unrecorded lease with Colonial Pipeline Co.

6. Terms and provisions of Easement Agreement of record in Book 3280, page 618, as assigned in Book 3705, page 200, Book 7392, page 322, Book 7392, page 325, and in Book 7404, page 568, in said Register's Office.

7. Southern Facilities System Terminals Ownership and Operating Agreement among Conoco, Inc., Tenneco Oil Company, Murphy Oil USA, Inc. dated January 1, 1987, as may be amended.

8. Unrecorded easement for a pipeline cross the northeasterly corner of the 4.485 acre tract as shown on the survey by Sterling Engineering, Inc., dated January 12, 1988.

9. Right of others in and to the easement of record in Book 3280, page 618, as shown as Tract III.

10. The exact locations of boundary lines, unrecorded easements, possible encroachments and all other facts or conditions, which would be disclosed by a current survey and inspection of the premises.

11. All taxes, charges, assessments levied and assessed against the premises, which are due and payable.

12. Taxes for 1998: A lien, now due and payable.

13. Survey of H & H Land Surveying, Inc., Job No. 96-581, dated November 2, 1997, last revised November 11, 1997, shows location of storage tanks, above ground pipes, fences and existing 1-story brick building encroaching over 20' front setback line on easterly side of property, plus General Notes and Surveyor's Certificate.

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11350 PG. 612 9861 02/23 0101 03CHECK 0.00

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

WDEED 28.00

COMT

02/23/99 01 TOTAL 0.00
CHECK 0.00
CASH 28.00
RAMT 0001 8861

307982.00

ECHR CO

RAMT

307982.00-

CAMT

307982.00

CON TX 1139.53
PRFEE 1.00
TDEED 28.00
CFEE 2.00
TOTAL 1170.53
CHECK 1170.53

02/23/99 01 09:24 0001 8860

05518 37

IDENTIF. & REFERENCE

99FEB 23 AM 9:25

REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1428079

VOID