Box 52

BOOK 11438 PG. 372

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 340,000.00

Marie Sweeney
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF April 19 99

Brenda L Lehman
Notary Public

MY COMMISSION EXPIRES: March 10, 2003
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lehman Land Title, Inc., 6 Cadillac Drive, Suite 190, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TM Investments, L.L.C.	T M Investments, L.L.C.	134-13-201
(NAME)	(NAME)	
4900 Linbar Drive	1431 Wall Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Murfreesboro, TN 37130	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, SAMCO

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO TM Investments, L.L.C.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Situate in Davidson County, Tennessee, and more particularly described as follows:

Tract 1:

Being Lot No. 1 on the Resubdivision of Parcel 201 on the Plan of Kenilworth Estates, Section Four, as of record in Book 4470, page 36, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the northern right of way margin of Linbar Drive at the Southeast corner of this Tract; thence with said margin N 85 degrees 43'W 135.22 feet to a railroad spike, the beginning of a curve to the right, said curve has a delta angle of 156 degrees 20' 16", a radius of 25.00 feet, a tangent of 119.34 feet, a length of 68.22 feet and chord bearing and distance of N 7 degrees 32' 52" W 48.94 feet to a railroad spike; thence N 70 degrees 37' 16" E 29.76 feet to a railroad spike, the beginning of a curve to the left, said curve has a delta angle of 1 degree 25' 45", a radius of 3,267.13 feet, a tangent of 40.75 feet, a length of 81.50 feet a chord bearing and distance of N 69 degrees 54' 09" E 81.50 feet to an iron pin; thence S 20 degrees 48' 12" E 103.22 feet to the point of beginning; according to survey dated August 29, 1994 by A & A Engineers, Inc.

CONTINUED

This is improved (X) unimproved ( ) property, known as 4900 Linbar Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 13th day of April 19 99

SAMCO

By: [signature]

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, Ashok Munjal, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Managing Partner, of SAMCO, the maker or a constituent of the maker, and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Brentwood, Tennessee, this 13th day of April, 1998.

My Commission Expires: 3/10/2003

Brenda R Bohman
Notary Public

LEGAL DESCRIPTION CONTINUATION

Tract 2: (Noncontiguous Sign Tract)

Reserve Parcel "D" on the Plan of Kenilworth Estates, Section Four, as of record in Plat Book 3300, page 36, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin located in the Southern right of way margin of Largo Drive, said pin being in the Northwest corner of this tract, and in the Northeast corner of Lot No. 274, Kenilworth Estates, Section Four; thence along said margin N 67 degrees 25' E 33.2 feet to an iron pin; thence leaving said right of way S 0 degrees 03' 58" E 81.70 feet to an iron pin; thence N 24 degrees 02' W 75.5 feet to the point of beginning; according to survey dated August 29, 1994 by A & A Engineers, Inc.

Being the same property conveyed to SAMCO by Limited Warranty Deed from Speedway SuperAmerica, LLC successor by merger to Emro Marketing Company of record in Book 11436, page 379, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes and assessments (both general and special), not then due and payable; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations and all laws, rules and regulations relating to the land and structures and their use, including but not limited to governmental regulations relating to buildings, building construction, building line and use and occupancy restrictions, and violations of any of the foregoing; (7) all legal roads and highways.

Grantee agrees that for a period of ten (10) years from and after the date of this conveyance if the premises are used for a convenience store or for the sale, marketing, storgae or advertising of petroleum fuels or motor oils, then any gasoline sold from the premises must be a "Major" brand from the following list: Texaco, Shell, Mobil, Amoco, Exxon, Phillips 66, Chevron, Citgo, or BP, and that this restriction shall be a covenant running with the land and shall be contained in and made a part of every deed, mortgage, lease or other instrument affecting the title to said premises.

05761116

[illegible] REFERENCE

99 APR 20 AM 9:45

REGISTER
[illegible] COUNTY, TN.

4548 04/20 0101 03CHECK 1273.00

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	

05761116

CROSS REFERENCE

99 APR 20 AM 9:45

REGISTER'S OFFICE
DAVIDSON COUNTY, TN.

BOOK 11438 PG. 375

CAMT	340000.00
CON TX	1258.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	1273.00
CHECK	1273.00

04/20/99 01 09:48 0001 4548

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1453503