BK 56

(1)

This Instrument Prepared by and Return to:
T. Mark Lee
First American Title Insurance Company
6077 Primacy parkway, Suite 121-B
Memphis, Tennessee 38119

BOOK 11622 PAGE 960

WARRANTY DEED

THIS INDENTURE, made and entered into on this 27th day of July, 1999, by and between, Murphy Oil USA f/k/a Murco Stations, Inc., a corporation organized and existing under and by virtue of the laws of the State of Delaware, party of the first part, and Restructure Partners, L.L.C., party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

See Exhibit "A" attached hereto and made a part hereof

Being the same property described under Book 3403, Page 552 in said Register's Office.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, **except for the Permitted Encumbrances as set out in Exhibit "B"**, attached hereto and made a part hereof, and, that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Murphy Oil USA, Inc

By: Charles Ganus

Title: Vice President

STATE OF Arkansas :
COUNTY OF Union :

Before me, the undersigned, a Notary Public at Large within said County and State, personally appeared Charles A. Ganus, to me known (or proved to me on the basis of satisfactory evidence), to be the person described in and who executed the foregoing instrument, and acknowledged and affirmed that he is the Vice president of Murphy Oil USA, Inc. a Delaware Corporation and that said instrument was signed and sealed on behalf of said corporation, by authority of its Board of Directors and said he executed the same for the purposes therein contained and acknowledged said instrument to be the free act and deed of said corporation.

Witness my hand and seal, at office, this 27th day of July 1999.

Renee Bryant
Notary Public

RENEE BRYANT, Notary Public
Union County, Arkansas
My Commission Expires Jan. 28, 2000

NA#5518 SRUR SITE #1088
240 North 1st Street
Nashville, TN
Davidson County

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $574,625.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

JM Charles Harris
Affiant

Subscribed and sworn to before me this 27th day of July, 1999.

Renee Bryant
Notary Public
RENEE BRYANT, Notary Public
Union County, Arkansas
My Commission Expires Jan. 28, 2000

My commission expires:

Property Address: 240 North 1st Street
Nashville, Tennessee

Parcel I.D. No.: 82-10-38.00

Name and address of property owners:
Restructure Partners, L.L.C.
205 S. Hoover Blvd., Suite 101
Tampa, FL 33609

Mail tax bills to: (Person or Agency responsible for payment of taxes):
Restructure Partners, L.L.C.
205 S. Hoover Blvd., Suite 101
Tampa, FL 33609

Exhibit "A"
Legal Description

TRACT NO. 1:

Land in Davidson county, Tennessee, being the southerly part of Lot No. 4 on the plan of the John Shelby Estate, of record in Plan Book 1, page 10, Chancery Court of Nashville, described as follows: Beginning at the southwest corner of North First Street and the Jefferson Street bridge; thence with the southerly margin of said bridge, westwardly 210 feet to the easterly margin of an alley; thence with said alley, southwardly 215 feet to the northwesterly margin of Dickerson Street; thence with the northwesterly margin of said Street, northeastwardly 300 feet, more or less, to the westerly margin of North First Street; thence with the last mentioned street, northwardly 50 feet to the beginning.

EXCEPT part of Lot 4 described as follows: Beginning at the southwest corner of North First Street and Spring Street; thence South 5 deg. 50 mm. West 37.0 feet with the westerly margin of North First Street to a point; thence with a curve having a radius of 20 feet, 30.3 feet to a point; thence North 75 deg. 22 mm. West 114.7 feet to a point in the southerly margin of Spring Street; thence South 83 deg. 33 mm. 20 sec. East 132 feet to the point of beginning.

TRACT NO. 2:

Being the northerly part of Lot No. 13 in Wetmore's Plan of record in Book 11, page 295, Register's Office for said County, described according to a survey made by T. R. Sanford, Surveyor, April 20, 1949, as follows: Beginning at the southwest corner of North First Street, formerly Whites Creek Pike, and Dickerson Street; thence with the westerly margin of North First Street, southwardly 66.8 feet; thence westwardly 106.8 feet to an iron pin in the southerly margin of Dickerson Street; thence with said street, northeastwardly 133.2 feet to the beginning.

Being the same property conveyed to Murco Stations Inc. by Deed from Murphy Corporation, a Louisiana corporation, of record in Book 3403, page 552, Register's Office for Davidson County, Tennessee.

TRACT NO. 3:

Land in Davidson County, Tennessee, being part of Lot No. 13 in Wetmore's Plan, of record in Book 11, page 295, Register's Office for Davidson County, Tennessee, and a part of Dickerson Street, now closed, described according to a survey made by James L. Murphy, Jr., dated April 8, 1970, as follows:

Beginning at a point on the west margin of North First Street where the south margin of Dickerson Street (now closed) intersects North First Street; thence with said west margin, South 18 deg. 16 mm. 25 sec. West 13.0 feet to an iron pin; thence North 56 deg. 37 mm. 50 sec. West 128.43 feet to a point in the center of Dickerson Street (now closed); thence North 79 deg. 41 mm. 50 sec. East 14.4 feet to a point; thence South 70 deg. 26 mm. 20 sec. East 114.51 feet to the west margin of North First Street; thence South 26 deg. 08 mm. 55 sec. West along the west margin of North First Street 25.0 feet to the beginning.

Being the same property conveyed to Murco Stations, Inc. by Deed from Modular Services, Inc. of record in Book 4462, page 201, Register's Office for Davidson County, Tennessee.

INCLUDED in the above descriptions, BUT EXPRESSLY EXCLUDED THEREFROM are the following tracts:

EXCLUSION NO. 1:

Beginning at a point in the center of Alley No. 310; said alley being the first alley east of Cowan Street, and said point being in the southerly margin of Spring Street; thence with the margin of said Spring Street, South 71 deg. 52 mm. Os sec. East 6.22 feet to a point; thence South 33 deg. 22 mm. 30 sec. West 161.83 feet to a point; thence leaving said alley, South 56 deg. 37 mm. 50 sec. East 91.52 feet to a point in the center of Dickerson Street, closed; thence with the same, South 79 deg. 41 mm. 50 sec. West 121.75 feet to a point; thence North 12 deg. 53 mm. 47 sec. West 13.11 feet to a point in Dickerson Street, opposite the center of Alley No. 310 above referred to; thence with the same, North 33 deg. 22 mm. 30 sec. East 235.19 feet to the point of beginning.

Being the same property conveyed to Modular Services, Inc. by Deed from Murco Stations Inc., a Delaware corporation, of record in Book 4463, page 295, Register's Office for Davidson County,

Tennessee.

EXCLUSION NO. 2:

Beginning at the point of intersection of the existing west margin of North 1st Street and the north boundary of the Diversified Motel Properties Limited Partnership property; thence with said boundary, North 84 deg. 27 mm. 42 sec. West 9.49 feet to a point; thence with the proposed west margin of said road having a 496.08 foot radius curve right and northerly 105.39 feet to a point; thence with the proposed southwest margin of Jefferson Street, North 33 deg. 03 mm. 02 sec. West 48.64 feet to a point; thence with the proposed south margin of Jefferson Street (1) North 83 deg. 39 mm. 58 sec. West 115.87 feet,
(2) having a 662.20 foot radius curve left and westerly 53.66 feet to a point; thence with the east boundary of said Diversified Motel Properties Limited Partnership, North 05 deg. 22 mm. 38 sec. East 18.40 feet to a point; thence with the existing south margin of Jefferson Street, easterly 193 feet, more or less, to a point; thence with the existing southwest margin of Jefferson Street with a curve right and southeasterly 25 feet, more or less, to a point; thence with said existing west margin, southerly 124 feet, more or less, to the point of beginning, and containing 3877 square feet and being part of the same property conveyed by Murphy Corporation to Murco Station, Inc., of record in Book 3403, page 552, said Register's Office.

Being the same property conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8347, page 775, Register's Office for Davidson County, Tennessee.

BOOK 11922 PAGE 964

Exhibit "B"
Permitted Encumbrances

1. Taxes and assessments for 1999 and subsequent years, a lien, but not yet due and payable.

2. Easement for sanitary sewers and/or storm drainage of record in Book 4444, page 571, Register's Office for Davidson County, Tennessee.

3. Easements and rights retained by The Metropolitan Government of Nashville and Davidson County in Bill No. 69-1031, Metropolitan County Council.

4. Easements for sewers as shown on plan of Matador Corner of record in Book 4350, page 131, Register's Office for Davidson County, Tennessee.

0625374
IDENTIF. & REFEREN
99 AUG 17 PM 2:01
REGISTER
DAVIDSON COUNTY, TN.
7212 08/17 0101 CKCHECK 2149.11
CE

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11622 PAGE 965

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

062537 4
IDENTIF. A REFERENCE

99 AUG 17 PM 2:01
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

	CAMT	
		574625.00
	CON TX	2126.11
	PRFEE	1.00
	WDEED	20.00
	CFEE	2.00
	TOTAL	2149.11
	CHECK	2149.11

08/17/99 01 14:01 0001 7212

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507455