BOX 36

(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 11623 PAGE 1

WARRANTY DEED

THIS INDENTURE, made and entered into on this 27th day of July, 1999, by and between, Murphy Oil USA, 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 6589, Page 966 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 Gamus

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. Gamus, 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#5519 SRUR SITE #1851
3767 Nolensville Road
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 $300,000.00 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: 1-28-2000

Property Address: **3767 Nolensville Rd.**
Nashville, Tennessee

Parcel I.D. No.: **133-10-025.00**

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

Beginning in the westerly margin of Nolensville Road (as now widened) at the intersection of the north R.O.W. of the L & N Railroad; thence with the northerly R.O.W. of L & N Railroad, North 87 deg. 54 mm. West a distance of 189 feet to an iron pin encased in concrete; thence continues with said railroad R.O.W., North 86 deg. 45 mm. West a distance of 58.5 feet to an iron pin encased in concrete, the southwesterly corner of the herein described property; thence leaving said R.O.W., North 6 deg. 47 mm. East a distance of 250.0 feet to an iron pin encased in concrete; thence North 69 deg. 04 mm. East a distance of 59.4 feet to an iron pin encased in concrete located in the west margin of Nolensville Road (as now widened); thence with the west margin of Nolensville Road around a curve to the left having a radius of 2310.0 feet, a distance of 323.9 feet to the point of beginning and containing 38,634.50 square feet, or 0.887 acres.

Being the same property conveyed to Murphy Oil USA, Inc. by Special Warranty Deed from Silvergate Properties Associates, a New York partnership, of record in Book 6589, page 966, Register's Office for Davidson County, Tennessee.

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 3799, page 642, Register's Office for Davidson County, Tennessee.

0625376
IDENTIF. & REFERENC
99 AUG 17 PM 2:03
BILL BURNETT REGISTER
DAVIDSON COUNTY, TN.
7214 08/17 0101 03CHECK 1129.00
E

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

0625376

IDENTIF. ↑ REFERENCE

99 AUG 17 PM 2:03

CHLL GARRETT REGISTER
DAVIDSON COUNTY, TN.

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CAMT	
	300000.00
CON TX	1110.00
PRFEE	1.00
WDEED	16.00
CFEE	2.00
TOTAL	1129.00
CHECK	1129.00

08/17/99 01 14:03 0001 7214

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1507457