LTIC File No. 50380

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS $675,000.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 1st DAY OF August, 2001.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11-12-2003

NOTARY PUBLIC TENN. WILLIAMSON CO.

Davidson County DEEDWARR
Recvd: 08/02/01 11:09 5pgs
Fees:28.00 Taxes:2497.50
20010802-0082198

THIS INSTRUMENT PREPARED BY:
Lawyers Title Insurance Corporation
424 Church Street, Suite 200, Nashville, Tennessee 37219

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Ahmad M. Salem P.O. Box 70247 Nashville, TN 37207	NEW OWNER	Tract 1: 71-7/73 Tract 2: 92-2/23 92-2/24

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, Circle K Stores Inc. f/k/a Circle K Properties, Inc., HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO Ahmad M. Salem, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS, SUCCESSORS AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

Please see attached Exhibit "A" for legal descriptions.

This conveyance is made subject to the following:

Please see attached Exhibit "B".

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining to the said GRANTEE, his heirs, successors and assigns in fee simple forever. The said GRANTOR does hereby covenant with the said GRANTEE that it is lawfully seized in fee of the aforesaid real estate; that it has a good right to sell and convey the same; that the same is free from all encumbrances made or suffered by it, except to the extent otherwise set forth in Exhibit B hereto; and that the GRANTOR will forever warrant and defend the title to the same to the said GRANTEE and his heirs, successors and assigns, against all person lawfully claiming the same by, through or under the GRANTOR, but not

otherwise. Whenever used, the singular number shall include the plural, the plural singular, and the use of any gender shall be applicable to all genders.

WITNESS, this the 17th day of July, 2001.

Circle K Stores Inc. successor by merger with
Circle K Properties, Inc.

By: David Waldschmidt
Name: David Waldschmidt
Title: Vice President

STATE OF ARIZONA }
COUNTY OF MARICOPA}

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared David Waldschmidt with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Circle K Stores Inc., a corporation, the within named bargainor, and that he as such Vice President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and official seal at Phoenix (City), Arizona (State), this 17th day of July, 2001.

Stephanie Burdick
NOTARY PUBLIC

My Commission Expires: May 22, 2004

OFFICIAL SEAL
STEPHANIE BURDICK
Notary Public - State of Arizona
MARICOPA COUNTY
My Comm. Expires May 22, 2004

EXHIBIT A

Tract 1:

Circle K Stores, Inc Property
Dickerson Road and West Trinity Lane

The following property description is a parcel of record at the northwest corner of the above referred to intersection known as Parcel 73.00 of Davidson County Property Map 71-07, Tax Assessor's Office, Davidson County, Tennessee and is recorded in Deed Book 9055, Page 377, Register's Office for Davidson County, Tennessee. The property is further described according to a survey by Alpha 2000 Group, LLC and dated July 22, 2001.

Beginning at a new iron rod in the northerly margin of West Trinity Lane, said point being South 84° 32' 26" East 596.08 feet from Parcel 060.00 (3.73 acres) of Map 71-07, being the southwest corner of the subject property and the southeast corner of Parcel 074.00 which is vested in Charles E. and Jo H. Evans and recorded as Instrument No. 200002070012688 , R.O.D.C., TN,

THENCE, leaving said road margin and running with the easterly property line of said Evans and part of the easterly property line of Parcel 070.00, vested in Eun S. Lim, and recorded in Deed Book 7168, Page 078, R.O.D.C., TN, North 16° 37' 45" East 173.11 feet to a new iron rod, the northwest corner of the subject lot and the southwest corner of another lot vested in Eun S. Lim and recorded in Deed Book 7168, Page 078, R.O.D.C., TN also known as Parcel 071.00 of Property Map 71-07,

THENCE, running with the southerly property line of said Eun S. Lim property South 72° 31' 00" East 130.00 feet to a new iron rod in the westerly margin of Dickerson Road, the northeast corner of the subject property,

THENCE, running in a southwesterly direction along the westerly margin of Dickerson Road and with a curve having a radius of 3853.00 feet, a central angle of 01° 33' 31", and an arc length of 104.81 feet to a new iron rod at the beginning of a radius return at Dickerson Road and West Trinity Lane,

THENCE, running with a segment of the radius return in a southwesterly direction, said return having a radius of 49.92 feet, a central angle of 38° 10' 27", and an arc length of 33.26 feet to a new P. K. Nail at the northeasterly corner of a 212 square foot parcel vested in the State of Tennessee by Instrument No. 200006190060609, R.O.D.C., TN

THENCE, running with the State of Tennessee property and the southerly property line of the subject property for the next four (4) calls:

1) North 62° 50' 23" West 7.29 feet to a new P. K. Nail,
2) South 69° 09' 42" West 27.38 feet to a new P. K. Nail,
3) North 84° 32' 26" West 22.73 feet to a new P. K. Nail,
4) South 05° 22' 42" West 1.92 feet to a new P. K. Nail, said point being in the old northerly margin of West Trinity Lane,

THENCE, running with said northerly road margin North 84° 32' 26" West 68.63 feet to the point of beginning,

CONTAINING, 19,995 Square Feet, more or less, OR 0.459 Acres, more or less.

Being a portion of the same property conveyed to Circle K Properties, Inc., n/k/a The Circle K Corporation by Deed of Record in Book 9055, page 377, Register's Office for Davidson County, Tennessee. The property is now vested in Circle K Stores Inc., the successor by merger.

EXHIBIT A
(continued)

Tract 2:

Circle K Stores, Inc. Property
John A. Merritt Blvd. and 28th Avenue North

The following property description is a combination of two record parcels namely Parcel 23.00 and 24.00 of Davidson County Property Map 92-2, Tax Assessor's Office, Davidson County, Tennessee and is recorded in Deed Book 9055, Page 365, Register's Office for Davidson County, Tennessee. The property is further described according to a survey by Alpha 2000 Group, LLC and dated July 22, 2001.

Beginning at an old P K. Nail at the northwest corner of the subject property, said point being at the northeast corner of Alley No. 1177 (20' wide) and in the southerly margin of John A. Merritt Blvd.,

THENCE, running with said John A. Merritt Blvd's southerly margin South 69° 40' 41" East 154.82 feet to an old P. K. Nail at the northwest end of a radius return at said John A. Merritt Blvd. and 28th Avenue North,

THENCE, running with the curve of said radius return having a radius of 25.56 feet, a central angle of 55° 36' 40", and an arc length of 24.81 feet, in a southerly direction to the end of the radius return in the westerly margin of 28th Avenue North, a new iron rod,

THENCE, running with the westerly margin of 28th Avenue North South 14° 04' 01" East 35.95 feet to a new iron rod at the northeast corner of the U. B. Properties, LLC as recorded in Instrument No. 200009010086797, R.O.D.C., TN the southeast corner of the subject property,

THENCE, leaving said road margin and running with the northerly line of said U. B. Properties, LLC, South 76° 08' 49" West 139.39 feet to a new iron rod in the easterly margin of said Alley No. 1177, the southwest corner of the subject property and the northwest corner of said U. B. Properties, LLC,

THENCE, running with the easterly margin of said Alley No. 1177, North 13° 45' 13" West 144.12 feet to the point of beginning,

CONTAINING, 13,467 Square Feet, more or less, OR 0.309 Acres, more or less.

Being the same property conveyed to Circle K Properties, Inc., n/k/a The Circle K Corporation by Deed of Record in Book 9055, page 365, Register's Office for Davidson County, Tennessee. The property is now vested in Circle K Stores Inc., the successor by merger.

EXHIBIT B

1. Taxes for the year 2001, a lien, which are not yet due and payable. Tax Parcel Nos. 71-7/73 (Tract 1); and 92-2/23 and 92-2/24 (Tract 2).