PREPARED BY:
COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN RD. SOUTH
MADISON, TN 37115

WARRANTY DEED

THIS INDENTURE is made and entered into this 17th day of October, 2001, by and between TERRY C. KNEPPER, UNMARRIED, hereinafter called Grantor, and CONSUMERS GASOLINE STATIONS, INC., A TENNESSEE CORPORATION, hereinafter called Grantee.

W I T N E S S E T H: That for and in consideration of Ten Dollars ($10.00) and other good and valuable considerations, the receipt of which are hereby acknowledged, TERRY C. KNEPPER, UNMARRIED, Grantor, does hereby bargain, sell, transfer and convey unto CONSUMERS GASOLINE STATIONS, INC., A TENNESSEE CORPORATION, hereinafter referred to as Grantee, its successors, heirs and assigns, all of that certain real estate located in DAVIDSON County, Tennessee, being more particularly described in Exhibit "A", which is attached hereto and incorporated herein by reference, together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate, and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property"). This conveyance of the "Property" and all covenants and warranties contained herein, are made expressly subject to the exceptions and other matters set forth in Exhibit "B", which is attached hereto and incorporated herein by reference.

This is improved property known as 5458 BUENA VISTA PIKE, WHITES CREEK, TN 37189.

TO HAVE AND TO HOLD said land with the appurtenances, hereditaments, estate, title and interest unto Grantees, their successors, heirs and assigns forever. The Grantor covenants and agrees with the said Grantee that Grantor is lawfully seized and possessed of the said real estate and that Grantor has a good and lawful right to sell the same. The Grantor further covenants that the same is unencumbered except as otherwise set forth in Exhibit "B".

Grantor further covenants and bind himself and his successors, heirs and assigns, to warrant and forever defend the title to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS the hand and seal of Grantor on the day and year first above written.

Terry C. Knepper by his attorney in fact Michael D. Covington

TERRY C. KNEPPER
Signature of Seller

Davidson County DEEDWARR
Recvd: 10/23/01 10:26 3pgs
Fees:18.00 Taxes:240.50

20011023-0115458

ATTORNEY IN FACT
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this **17th** day of **October, 2001** before me personally appeared MICHAEL W. ARRINGTON, to me known, (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument on behalf of TERRY C. KNEPPER, and acknowledged that he/she executed the same as the free act and deed of said TERRY C. KNEPPER

Witness my hand, at office, this **17th** day of **October, 2001.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

Name and Address of Property Owner:

CONSUMERS GASOLINE STATIONS, INC., A TENNESSEE CORPORATION
904 8Th ave. S.
Nashville Tn 37203

Property Address:

5458 BUENA VISTA PIKE
WHITES CREEK, TN 37189

Person Responsible for Taxes:

SAME

Map & Parcel #: MAP 49, PARCEL 90

AFFIDAVIT OF VALUE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater is **$65,000.00** which amount is equal to, or greater than, the amount which the property, or interest in property transferred, would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me, a Notary Public, this **17th** day of **October, 2001.**

Notary Public

DENISE C. ALLIS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires: 5/30/2004

RETURN TO:

COMMONWEALTH TITLE AGENCY OF NASHVILLE, INC.
333 GALLATIN ROAD SOUTH
MADISON, TN 37115

EXHIBIT 'A'

Tract 1: Said tract lying in the 14th Civil District of said County and described as follows:

Beginning in the center of Buena Vista Pike at the northwest corner of the lot of D.M. Gupton; thence easterly with the north line of said D.M. Gupton lot to the center line of Whites Creek Pike; thence northerly with the center of said Pike, 130 feet to the tract conveyed to Ezell Dickerson by Deed of record in Book 1109, page 306, Register's Office for said County; thence westerly 125 feet to the center of Buena Vista Pike; thence southerly with the center of said pike 130 feet to the point of beginning.

Tract 2: Being a triangular parcel of land located in the 14th, formerly the 24th, Civil District of Davidson County, Tennessee, described according to a survey made June 3, 1958, by T.R. Sanford, Surveyor, as follows:

Beginning at a point in the easterly margin of Buena Vista Pike, said point being the northwest corner of the property conveyed to Charlie Carver and wife, Gracie L. Carver, by Deed from S.P. Holt and wife, Thelma Mai Holt, of record in Book 1344, page 561, as corrected by Instrument of record in Book 2156, page 105, each of which are recorded in said Register's Office and said point likewise being in the present dividing line between said Carver tract and the tract of land conveyed to George E. Summers and wife, by Deed from Charles C. Roney and wife, of record in Book 1371, page 460, as corrected by instrument of record in Book 2156, page 105, said Register's Office; thence with the margin of said Pike, North 5 degrees West 22 feet, more or less, to a monument; thence north 83 degrees 30 minutes east 70 feet more or less to a monument in the present dividing line between said Summers and Carver tracts; thence along the existing dividing line between said two tracts south 57 degrees west 77.5 feet to the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE IS THAT CERTAIN TRACT OF LAND CONVEYED TO THE STATE OF TENNESSEE by Deed of record in Book 9159, page 313, said Register's Office, as follows:

Beginning at the point of intersection of the existing southwest margin of State Route 65 and the north boundary of the William H. Thompson, Jr. and wife property, and point of intersection being 31.18 feet left of State Route 65 proposed centerline station 106+25.32; thence with said boundary South 60 degrees 28 minutes 07 seconds West 12.27 feet to a point; thence with the proposed west margin of said road North 18 degrees 433 minutes 26 seconds West 36.13 feet to a point; thence with said existing margin southeasterly 36 feet more or less to the point of beginning, containing 218 square feet;

BEING a portion of the same property conveyed to TERRY C. KNEPPER, UNMARRIED, by Deed from EDWARD RAY CARVER, SUC. EXECUTOR, of record in Book 9159, paage 313, Register's Office for Davidson County, Tennessee.

EXHIBIT 'B'

1. All REAL PROPERTY taxes for the year 2002 and subsequent years, A LIEN, not yet due and payable (MAP 49, PARCEL 90).

2. Lease- A memorandum of which is of record in Book 10287, page 725, said Register's Office but will merge into title upon the recording of the Deed to purchaser.

3. Unrecorded easements for roads and utilities, if any.
NOTE: The company does not and will not insure as to the exact amount of acreaage in said tract of land.