This Instrument Prepared by:
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TAX PARCEL ID # 60-16/3

Davidson County DEEDWARR
Recvd: 01/15/02 13:34 3pgs
Fees:18.00 Taxes:2541.38
20020115-0006071

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 11th day of January, 2002 between **PILOT CORPORATION**, successor by name change to Pilot Oil Corporation, a Tennessee corporation with a mailing address of 5508 Lonas Drive, Knoxville, TN 37909 ("Grantor") and **MAPCO Express, Inc.**, a Delaware corporation, with a mailing address of 830 Crescent Centre Drive, Suite 300, Franklin, TN 37067 ("Grantee").

WITNESSETH: that Grantor, for and in consideration of the sum of One Dollar ($1.00) and other good and valuable consideration to it in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto the said Grantee the following described premises, to wit:

See Exhibit A attached hereto and incorporated by reference. Prior instrument of record is deed to Pilot Oil Corporation of Record in Book 6298, page 440, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD THE said premises with all appurtenances, estate, title and interest thereunto belonging to the Grantee, its successors and assigns forever. And Grantor, for itself and for its successors and assigns does hereby covenant with said Grantee, its successors and assigns, that it has full power, authority and right to convey the same; and that it will warrant and forever defend title to the premises unto the Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through and under Grantor, but not otherwise. Grantor further warrants that the premises are free from all encumbrances except (a) liens for current taxes, real estate taxes, assessments, governmental charges or levies not yet due and payable; (b) legal highways, zoning and building laws, ordinances or regulations; (c) those matters shown as items 2, 6 and 7 on Schedule B-Section II of Lawyers Title Insurance Corporation Title Insurance Commitment #51371 dated October 29, 2001 and (d) those matters disclosed on Plat of Survey of the premises prepared by Hart Freeland Roberts, Inc. dated November 30, 2001.

The designation of the parties to this instrument in either the plural or singular shall be applied to, and mean, either number, and whenever a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

IN WITNESS WHEREOF, the said Grantor hereunder has caused this instrument to be executed on the day and year first above written.

APPROVED
HODGES, DOUGHTY & CARSON
DATE: 1/9/02
BY: HHS

PILOT CORPORATION, successor by name change to Pilot Oil Corporation

By: _____
Its: Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF KNOX

Personally appeared before me, a Notary Public of the State and County aforesaid, James A. Haslam, III, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Chief Executive Officer of Pilot Corporation, the within named bargainor, and that he as such Chief Executive Officer, being duly and fully authorized so to do by all necessary corporate action, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chief Executive Officer.

WITNESS my hand and official seal at Knoxville, Tennessee, this the 11th day of January, 2002.

Darlene Howard
Notary Public

My Commission Expires: 11/20/02

AFFIDAVIT OF CONSIDERATION

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $ 686,860.00.

_____
AFFIANT

Subscribed and sworn to before me this 11th day of January, 2002.

Darlene Howard
Notary Public

My Commission Expires: 11/20/02

PERSON OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:

MAPCO Express, Inc.
830 Crescent Centre Drive
Suite 300
Franklin, TN 37067
Attention: Treasurer

PROPERTY DESCRIPTION

Land lying in the 4th Councilmanic District of Nashville, Davidson County, Tennessee, being Lots 1–3 and 82 on the Plat of the Map of Capitol View Subdivision Nashville Tennessee as of record in Plat Book 974, Pages 52 and 53 in the Register's Office for Davidson County, Tennessee (R.O.D.C.,Tn.), being bounded on the North by Lot 7 on the Plan recorded in Plat Book 843, Page 99 (R.O.D.C.,Tn.), owned by Minou soudabeh as of record in Deed Book 7525, Page 868 (R.O.D.C.,Tn.) and Lot 80 of said Capitol View Subdivision Plat owned by Jonathon F. Bennett and Karen Willis as of record in Deed Book 8858, Page 502 (R.O.D.C.,Tn.), on the East by Lot 81 of said Capitol View Subdivision Plat owned by Robert Earl and Janice E. Moore as of record in Deed Book 11138, Page 731 (R.O.D.C.,Tn.) and Lot 8 of said Capitol View Plat owned by Edward Wyatt Park as of record in Deed Book 11427, Page 318 (R.O.D.C.,Tn.), on the South by Lot 4 of said Capitol View Plat owned by Lucile M. Lynn as of record in Deed Book 9506, Page 927 (R.O.D.C.,Tn.), on the West by Dickerson Road and being more particularly described as follows:

BEGINNING at an iron pin old on the Easterly right–of–way of Dickerson Road, being the Southwest corner of said Lot 7 and the Northwest corner of the subject property;

Thence, with said Lot 7, S 77 deg 11' 39" E, 250.00 feet to an iron pin old, said pin being the Southeasterly corner of said Lot 7 and the Northwesterly corner of said Lot 82;

Thence, leaving said Lot 7 and continuing with said Lot 82, S 75 deg 14' 50" E, 50.04 feet to an iron pin new, being common corners of said Lots 82 and 81;

Thence, with said Lot 81, S 12 deg 30' 00" W, 254.01 feet to an iron pin new, being a common corner with said Lot 4;

Thence, with said Lot 4, N 77 deg 11' 39" W, 300.00 feet to an iron pin old on the Eastern right–of–way of Dickerson Road;

Thence, with said right–of–way of Dickerson Road, N 12 deg 30' 00" E, 255.71 feet to the POINT OF BEGINNING and containing 76,670 Sq. Ft. or 1.760 acres, more or less.

