This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615)361-6679

File Box 24

ADDRESS NEW OWNER:
William F. Burgess, Tina R. Burgess,
and John Lloyd Burgess
377 Wimpole Drive
Nashville, TN 37211

SEND TAX BILL:
To Owner

Davidson County DEEDWARR
Recvd: 07/05/02 09:00 2pgs
Fees:13.00 Taxes:314.50
20020705-0080799

MAP AND PARCEL:
MAP 105-12
GROUP 24.00
PARCEL 6DA-13631

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by William F. Burgess, Tina R. Burgess, and John Lloyd Burgess, the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, SWIFTY OIL CO., INC., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto William F. Burgess and wife, Tina R. Burgess, and John Lloyd Burgess, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

BEING the southwesterly part of Lot No. 9, and all of Lots Nos. 10 to 13, inclusive on the Map of Mrs. J. G. Prigmore's Resubdivision of the Mayo Lands, of record in Book 332, Page 83, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly right-of-way line of the Nashville Railway and Light Company at the southwest corner of the property conveyed to W. M. Oakley and wife, by deed from Marker T. Billingsley and wife, of record in Book 1627, Page 261, said Register's Office; thence with Oakley's southeasterly line northeastwardly 172 feet to Brown's Creek; thence with said Creek, southwardly 310.3 feet to the easterly right-of-way of the said Nashville Railway and Light Company; thence with said right-of-way, northwestwardly 258 feet to the beginning.

Being the same property conveyed to SWIFTY OIL CO., INC. by deed from KERR-MCGEE REFINING CORP., a Delaware Corporation, of record in Book 8400, page 718, Register's Office for Davidson County, Tennessee.

This is improved property known as 1814 Nolensville Road, Nashville, TN 37211.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 2002 have been pro-rated and assumed by Grantees.

Restrictions Regarding Sale of Gasoline, Kerosene and Diesel Fuel. The above described real estate shall not be used in connection with the retail or wholesale sale of all motor fuels, including but not limited to gasoline, petrol, petroleum, gas, deisel, gasahol, or any other propellants that may be marketed in the future as a motor fuel propellant. This restriction shall run with the real estate and be binding upon Grantees, their successors and assigns and be enforceable by Grantor, its successors and assigns.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said , their heirs and assigns, forever; and SWIFTY OIL CO., INC. does covenant with the said Grantees that it is seized and possessed of said land, has a good right to

convey it; and it does further covenant and bind itself, its representatives, that (1) The Grantor has done nothing to impair such title as Grantor received, except as hereinabove set forth, and; (2) The Grantor will only warrant and defend the title against the lawful claims of all persons claiming by or through the Grantor, but not otherwise. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

In witness whereof, the Grantor has signed this Special Warranty Deed, or if a corporation or partnership, has caused this instrument to be signed in its corporate or partnership name by (A) Officer(s), duly authorized by its Board of Directors, or (B) General Partner(s).

Witness my hand this the 25th day of June, 2002.

SWIFTY OIL CO., INC.

William Klinger

William Klinger, President and Chief Financial Officer

STATE OF INDIANA)
COUNTY OF Jackson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named William Klinger, President and Chief Financial Officer of SWIFTY OIL CO., INC. the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Special Warranty Deed for the purposes therein contained, and who further acknowledged that he is the President and Chief Financial Officer of the maker, or a constituent of the maker and is authorized by the maker, or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker. Witness my hand and official seal at Seymour, Indiana, this the 25th day of June, 2002.

Sandra K. Daugherty

NOTARY PUBLIC

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 85,000.00.

Brandi Reed

AFFIANT

Subscribed and sworn to before me
this 26th day of June, 2002.

Gene W. Floyd

NOTARY PUBLIC
My Commission Expires: 11/27/2004

NOTARY PUBLIC AT LARGE