NEW OWNER:

HILLSBORO ROAD RETAIL PARTNERS, LLC
24 WHITE BRIDGE ROAD
NASHVILLE, TN 37215

SEND TAX BILLS TO:
NEW OWNER

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087
FILE NO: 04-1481

Map & Parcel: 131-2/103

Space for Recorder's Stamp

Davidson County DEEDWARR
Recvd: 01/04/05 09:57 3 pgs
Fees:18.00 Taxes:5180.00

20050104-0000989

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **One Million Four Hundred Thousand and 00/100 Dollars ($1,400,000.00)** cash in hand paid, the receipt of which is hereby acknowledged, **MAPCO EXPRESS, INC., a Tennessee corporation** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **HILLSBORO ROAD RETAIL PARTNERS, LLC, a Tennessee limited liability company**, ("Grantee"), its successors and assigns, forever, the following tract or parcel of land, situated and lying in the **Davidson** County, Tennessee, bound and described as follows, to-wit:

BOUNDARY LINE DESCRIPTION OF THE MAPCO PETROLEUM, INC. PROPERTY, SAID PROPERTY BEING A TRACT OR PARCEL OF LAND LYING IN THE 25TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING ON A CONCRETE MONUMENT IN THE EAST MARGIN OF HILLSBORO PIKE, SAID PIN BEING THE NORTHWEST CORNER OF THE PAYNE CENTER, LLC. PROPERTY AS RECORDED IN DEED BOOK 10753, PAGE 830, R.O.D.C., TN. AND THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE WITH SAID MARGIN OF SAID ROAD NORTH 37 DEGS. 18 MINS. 23 SECS. EAST 148.94 FEET TO AN IRON PIN, SAID PIN BEING THE SOUTHWEST CORNER OF THE 4104 COMPLEX CONDOMINIUMS PROPERTY AS RECORDED IN BOOK 5813, PAGE 802, R.O.D.C., TN. AND THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED, THENCE LEAVING THE EAST MARGIN OF HILLSBORO PIKE

AND RUNNING SOUTH 23 DEGS. 51 MINS. 08 SECS. EAST 315.70 FEET TO A P. K. NAIL, SAID NAIL BEING IN THE NORTH BOUNDARY LINE OF THE PAYNE CENTER, LLC. PROPERTY, THENCE WITH SAID BOUNDARY LINE NORTH 52 DEGS. 00 MINS. 00 SECS. WEST 276.56 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.47 ACRE (20,594 SQ. FT.) MORE OR LESS BY SURVEY, PREPARED BY CROCKETT SURVEYING, 427 PARK AVENUE, LEBANON, TN 37087, DATED DECEMBER 10, 2004.

Being the same property conveyed to Mapco Petroleum, Inc., by deed of record in Book 10463, page 866, Register's Office for Davidson County, Tennessee. Mapco Petroleum Inc. is now known as Williams Express, Inc., pursuant to a name change on April 12, 1999. Williams Express, Inc. is now known as Mapco Express, Inc.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

THIS CONVEYANCE is made subject to all visible easements, rights-of-way, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given with date of deed.

PROPERTY TAXES for the current year shall be prorated and paid as of date of deed.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative, this 30th day of December, 2004.

MAPCO EXPRESS, INC.

By: _____

Title: Vice - president

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Ed Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he/she is the Vice-president of **MAPCO EXPRESS, INC.**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 29th day of December, 2004.

NOTARY PUBLIC

My commission expires: 10/30/07

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The actual consideration or value, whichever is greater, for this transfer is **$1,400,000.00**.

AFFIANT

Sworn to and subscribed to before me this 30th day of December, 2004.

NOTARY PUBLIC

My commission expires:

MATTHEW RYAN NOTARY PUBLIC AT LARGE SHELBY COUNTY, TN

Exp. 10/10/06