WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ ~~500,000.00~~ $430,000.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December, 2004

Notary Public

MY COMMISSION EXPIRES: 6.12.07

(AFFIX SEAL)

DEBORAH BARNES-HULSEY NOTARY PUBLIC AT LARGE SHELBY COUNTY, TENN.

My Commission Expires June 12, 2007

THIS INSTRUMENT WAS PREPARED BY
H. Mark Beanblossom, P. C., 1713 Kirby Parkway, Suite 100, Memphis, Tennessee 38120

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
1091612 Ontario, Inc (NAME)	1091612 Ontario, Inc. (NAME)	041-16-0007.00
3740 Dickerson Road (ADDRESS)	863 Tennessee Ave. N. (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Parsons, TN 38363 (CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Circle K Stores, Inc., a Delaware corporation HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO 1091612 Ontario, Inc. 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:

See Attached Exhibit "A" For Legal Description and Derivation

and encumberances

Davidson County DEEDWARR
Recvd: 02/22/05 13:16 3 pgs
Fees:18.00 Taxes:1591.00

20050222-0019160

Property Address: 3740 Dickerson Road, Nashville, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possesses of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 9th day of December, 2004

Circle K Properties, Inc.

By: _____
Robert G. Campau

Title: Regional Vice President

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____.

Commission Expires _____ _____
Notary Public

STATE OF NC
COUNTY OF Mecklenburg

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert Campau and _____ with whom I am personally acquainted and who upon he oath(s) acknowledged himself to be the Vice President and _____ respectively of the Circle K Stores, Inc., a Delaware corporation the within named bargainor, and corporation, and that he, she, they as such Vice President and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such Vice President, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 9th day of December 2004.

My Commission Expires Aug 17, 2008 Rebecca L. Lowe
Notary Public

OFFICIAL SEAL
Notary Public, North Carolina
County of Mecklenburg
REBECCA L. LOWE
My Commission Expires August 17, 2008

Exhibit "A"

BEING PART OF LOT NO. 4 ON THE PLAN OF BELLSHIRE ESTATES, SECTION 11 AS OF RECORD IN PLAT BOOK 2133, PAGE 111, R.O.D.C., TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WESTCHESTER DRIVE, SAID IRON PIN BEING LOCATED 205.67 FEET EAST OF A EXISTING IRON PIN AT THE NORTHWEST CORNER OF LOT NO. 4; THENCE,

1. WITH SAID LINE, S 86°32'00" E 184.03 FEET TO AN EXISTING IRON PIN AT THE WESTERLY END OF THE SOUTHWESTERLY RETURN CURVE AT THE INTERSECTION OF WESTCHESTER DRIVE AND DICKERSON PIKE; THENCE,

2. EASTWARDLY AND SOUTHWARDLY WITH A 25.00 FOOT RADIUS CURVE TO THE RIGHT, 39.27 FEET TO AN EXISTING IRON PIN AT THE SOUTHERLY END OF SAID CURVE ON THE WESTERLY RIGHT-OF-WAY LINE OF DICKERSON PIKE; THENCE,

3. WITH SAID LINE S 3°28'00" W 184.03 FEET TO AN IRON PIN SET; THENCE,

4. SEVERING LOT NO. 4, N 86°32'00" W 209.03 FEET TO AN EXISTING IRON PIN; THENCE,

5. N 3°28'00" E 209.03 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES, MORE OR LESS.

This being the same property conveyed to Grantor by Warranty Deed of record at Deed Book 9055, Page 381, in the Register's Office of Davidson County, Tennessee.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Book 2133, Page 111, in the Register's Office of Davidson County, Tennessee; also subject to easements of record at Book 5618, Page 222, in said Register's Office; also subject to 2005 Davidson County Taxes which are not yet due and payable and which Grantee hereby assumes and agrees to pay.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED