BOK 36

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 545,000.00

Bobbi Cooper
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 2005

June E. Rowell
Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE JUNE E. ROWELL My Commission Expires JULY 29, 2006 STATE OF TENNESSEE

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
Petro Express Properties, LLC	SAME	019147-6.01
(NAME)	(NAME)	
1740 Ed Temple Blvd.		
(ADDRESS)	(ADDRESS)	
Nashville, Tn. 37208		
(CITY) (STATE) (ZIP)	(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 Texas corporation HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Petro Express Properties, LLC, a Tennessee limited liability company 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

Davidson County DEEDWARR
Recvd: 12/27/05 15:31 4 pgs
Fees:23.00 Taxes:2016.50
20051227-0154417

Circle K Stores, Inc., a Texas corporation is successor in interest by merger to Circle K Propeties, Inc., a Delaware corporation; this being the same property conveyed to Circle K Properties, Inc., a Delaware corporation by Warranty Deed of record at Deed Book 9055, Page 389 and Special Warranty Deed of record at Deed Book 7524, Page Page 31, less and except that real property at Deed Book 6151, Page 623 and Deed Book 8657, Page 572 in the Register's Office of Davidson County, Tennessee; this conveyance is made subject to subdivision restrictions, building lines and easements of record, if any in the aforesaid Register's Office; also subject to 2006 Davidson County Taxes which are not yet due and payable and which Grantee hereby assumes and agrees to pay.

Property Address: 4199 Nolensville Rd., Nashville, TN 37211

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 possessed 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 19th day of December, 2005

Circle K Stores, Inc., a Texas corporation

By: _____
Matthew Hermansen

Title: Assistant Secretary

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 Matthew Hermansen and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Assistant Secretary and _____ respectively of the Circle K Stores, Inc., a Texas corporation the within named bargainor, and corporation, and that he, she, they as such Assistant Secretary 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 Matthew Hermansen as such Assistant Secretary, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the 19 day of December 2005.

My Commission Expires 8/17/2008 _____
Notary Public

Official Seal
Notary Public - North Carolina
County of Mecklenburg
Rebecca L. Munoz
My Commission Expires August 17, 2008

EXHIBIT A

(PAGE 1 OF 2)

A PORTION OF LOT 6, J. A. PATTERSON'S LAND, AS OF RECORD IN BOOK 421, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

A TRACT OF LAND IN THE FIRST CIVIL DISTRICT OF METROPOLITAN NASHVILLE-DAVIDSON COUNTY, TENNESSEE AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN EXISTING IRON PIN ON THE NORTHERLY RIGHT-OF-WAY LINE OF EDMONSON PIKE, THAT IS S 61° 37' 40" W, 150.00 FEET FROM THE WESTERLY RIGHT-OF-WAY LINE OF NOLENSVILLE ROAD, U.S. 31-A, S.R. 12, AND PROCEEDING AS FOLLOWS:

1. WITH THE COMMON LINE OF THE HEREIN DESCRIBED TRACT AND A TRACT CONVEYED TO W. B. POND, BY DEED RECORDED IN BOOK 6054, PAGE 636 AND BOOK 4153, PAGE 798, R.O.D.C., TENNESSEE, N 13° 55'00" W, 150.00 FEET TO AN EXISTING IRON PIN; THENCE,

2. WITH THE SOUTH LINE OF N.C. BILL REALTY COMPANY, BY DEED RECORDED IN BOOK 6238, PAGE 768 AND BOOK 6103, PAGE 191, R.O.D.C., TENNESSEE, N 61°37'40" E, 150.00 FEET TO AN IRON PIN SET ON THE WESTERLY RIGHT-OF-WAY LINE OF NOLENSVILLE ROAD; THENCE,

3. WITH SAID LINE, S 13°55'00" E, 139.00 FEET TO AN IRON PIN SET; THENCE,

4. WITH A 39-FOOT RADIUS CURVE TO THE RIGHT, SOUTHWESTERLY A DISTANCE OF 25.57 FEET TO AN IRON PIN SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF EDMONSON PIKE, SAID CURVE HAS A CHORD BEARING AND DISTANCE OF S 36°32'04" W, 25.116 FEET; THENCE,

5. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF EDMONSON PIKE, S 61°37'40' W, 130.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 21,716 SQUARE FEET OR 0.30 OF AN ACRE, MORE OR LESS.

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EXHIBIT A

(PAGE 2 OF 2)

LESS AND EXCEPT THE FOLLOWING:

LAND CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BY DEED OF RECORD IN BOOK 6151, PAGE 623, AS FOLLOWS:

LAND IN THE 6TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING A PART OF LOT NO. 6 ON THE PLAN OF A SUBDIVISION OF J. A. PATTERSON'S LAND, AS OF RECORD IN BOOK 421, PAGE 8, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED ACCORDING TO A SURVEY MADE BY JAMES A. HAMILTON, JR., SURVEYOR, FEBRUARY 16, 1963, AS FOLLOWS:

BEGINNING AT A POINT LYING ON THE EXISTING NORTHERLY MARGIN OF EDMONSON PIKE, SAID POINT BEING THE COMMON CORNER OF PARCELS 6.1 AND 30 AS SHOWN ON PROPERTY MAP SHEET #147; THENCE ALONG THE NORTHERLY MARGIN OF EDMONSON PIKE NORTH 61°37'40" EAST FOR A DISTANCE OF 130 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE WITH A RADIUS OF 39 FEET; THENCE ALONG THE CURVE BEARING THE NORTHWEST FOR A DISTANCE OF 25.57 FEET TO A POINT, SAID POINT BEING ON THE WESTERLY MARGIN OF NOLENSVILLE PIKE; THENCE ALONG THE WESTERLY MARGIN OF NOLENSVILLE PIKE NORTH 13°55' WEST FOR A DISTANCE OF 21.03 FEET TO A POINT, SAID POINT BEING THE BEGINNING OF A CURVE WITH A RADIUS OF 30 FEET FOR THE PROPOSED NEW RIGHT-OF-WAY; THENCE ALONG THE CURVE BEARING TO A SOUTHWESTERLY DIRECTION FOR A DISTANCE OF 39.55 FEET TO A POINT, SAID POINT BEING ON THE PROPOSED NEW NORTHERLY MARGIN OF EDMONSON PIKE; THENCE ALONG THE PROPOSED NORTHERLY MARGIN OF EDMONSON PIKE 126.75 FEET TO A POINT; SAID POINT LYING ON THE COMMON LINE BETWEEN PARCELS 6.1 AND 30 AS SHOWN ON PROPERTY MAP #147; THENCE ALONG THE SAID COMMON LINE SOUTH 13°55' EAST 8.7 FEET TO THE POINT OF BEGINNING CONTAINING 1,308 SQUARE FEET.

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO GRANTOR BY DEED RECORDED IN DEED BOOK 5971, PAGE 877, OFFICE OF THE REGISTER, DAVIDSON COUNTY, TENNESSEE.