This Instrument Prepared By
Chad L. Halliday
Trautman Sanders LLP
434 Fayetteville Street
Raleigh, NC 27601

Return To
Valerie M. Ayers
Chicago Title Insurance Company
830 East Main Street
Suite 1600
Richmond, VA 23219

Name and Address of Property Owner:
Mr. David Morgan
Murphy Oil Corporation
200 Peach Street
P. O. Box 7000
El Dorado, AR 71731

Mail Tax Bills to:
Mr. David Morgan
Murphy Oil Corporation
200 Peach Street
P. O. Box 7000
El Dorado, AR 71731

Property Address:
This is improved property at:

Tax Parcel ID #:
MAP 064-16 PARCEL 01.00

Fees and Taxes:
Recording
Register's Fee
Data Processing Fee
Transfer Tax:
TOTAL:

Davidson County DEEDWARR
Recvd: 08/26/08 09:36 6 pg:
Fees:33.00 Taxes:2050.40
20080826-0087492

Hermitage, Tennessee
Wal-Mart Store # 710
Murphy Oil # 6986

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **WAL-MART REAL ESTATE BUSINESS TRUST,** organized and existing under the laws of the state of Delaware (the "Grantor"), does hereby bargain, sell, transfer and convey unto **MURPHY OIL USA, INC.**, a corporation organized and existing under the laws of the state of Delaware, with an address of 200 Peach Street, El Dorado, Arkansas 71730 (the "Grantee") its successors and assigns, the real estate located in Davidson County, Tennessee, more particularly described on attached Exhibit A which is hereby incorporated by reference (the "Property").

Being part of the same property conveyed to Wal-Mart Real Estate Business Trust, a Delaware business trust, by Deed from MRW Retail Joint Venture, a Tennessee Joint Venture, dated October 16, 2002, filed of record on October 21, 2002 as Instrument No. 20021021-0129180; and Deed from B.B. Doubleday, Jr. and wife, dated October 7, 2002, filed of record in November 7, 2002 as Instrument No. 20021107-0137292, in the Davidson County Register's Office.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging unto the said Grantee, its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging.

AND Grantor does covenant with the said Grantee, that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it and that the same is

unencumbered, except as shown on Schedule B-2 attached hereto.

AND Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through or under Grantor but not further or otherwise. This conveyance is made subject to the matters set forth in Schedule B-2 attached hereto.

AND notwithstanding the foregoing, Grantor makes no warranties whatsoever with regards to any oil, gas or other mineral rights.

Remainder of Page Intentionally Blank

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer on the 25th day of April, 2008.

WAL-MART REAL ESTATE BUSINESS TRUST
a Delaware statutory trust

By:_____
Roy Covert, Director of Fueling Station Development

STATE OF ARKANSAS)
COUNTY OF BENTON)

Before me, Amber N Baker, a Notary Public of the State and County aforesaid, personally appeared Roy Covert, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Director of Fueling Station Development of Wal-Mart Real Estate Business Trust, a Delaware statutory trust, ~~the within named bargain or, a~~ _____, and that he as such on behalf of the trust and being authorized so to do, executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at office on this the 25th day of April, 2008.

Amber N Baker
NOTARY PUBLIC

My Commission Expires: 3/1/2017

AMBER N. BAKER
NOTARY PUBLIC
Benton County, Arkansas
My Commission Expires 3/1/2017
Commission Number 12359141

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 554,162.70, which amount is equal to or greater than the amount which the property transferred would command at a reasonable and voluntary sale. §67-4-409(a)(6)(A), TCA.

AFFIANT

Sworn to and subscribed before me this 25th day of April, 2008.

NOTARY PUBLIC

My Commission Expires: 3/1/2017.

AMBER N. BAKER
NOTARY PUBLIC
Benton County, Arkansas
My Commission Expires 3/1/2017
Commission Number 12359141

1605547v4

EXHIBIT "A"

Wal-Mart Store # 710
Murphy Oil # 6986
Hermitage, Tennessee

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE SECOND CIVIL DISTRICT, DAVIDSON COUNTY, TENNESSEE AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE WESTERLY RIGHT-OF-WAY OF ANDREW JACKSON PARKWAY, SAID POINT BEING S 01DEG15'05" W A DISTANCE OF 99.87 FEET FROM THE NORTHEASTERLY CORNER OF LOT 1, HERMITAGE WAL-MART PLAZA, OF RECORD IN INSTRUMENT NUMBER 20021010-0124309 R.O.D.C. TN,

THENCE, WITH SAID WESTERLY RIGHT-OF-WAY OF ANDREW JACKSON PARKWAY BEARING S 01DEG15'05" W A DISTANCE OF 200.64 FEET TO AN EXISTING IRON PIN;

THENCE, LEAVING SAID WESTERLY RIGHT-OF-WAY OF ANDREW JACKSON PARKWAY BEARING N 88DEG44'55" W A DISTANCE OF 175.00 FEET TO A POINT;

THENCE, BEARING N 01DEG15'05" E A DISTANCE OF 231.27 FEET TO A POINT;

THENCE, BEARING S 88DEG29'58" E A DISTANCE OF 145.13 FEET TO A POINT;

THENCE, WITH A CURVE TO THE RIGHT A DISTANCE OF 46.99 FEET TO THE POINT OF BEGINNING; SAID CURVE HAVING A CENTRAL ANGLE OF 89DEG45'03", RADIUS 30.00, TANGENT 29.87, AND CHORD BEARING S 43DEG37'26" E 42.33.

CONTAINING 10,215 SQUARE FEET OR 0.92 ACRES MORE OR LESS.

SCHEDULE B-2

Hermitage, Tennessee
Wal-Mart Store # 710
Murphy Oil # 6986

ENCUMBRANCES

General Exceptions:

1. Rights or claims of parties in possession not shown by the Public Records.

2. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

3. Taxes or special assessments which are not shown as existing liens by the Public Records.

4. Any encroachment, encumbrance, violation, variation, or adverse circumstances affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

5. Easements or claims of easements not shown by the Public Records.

Special Exceptions: The mortgage, if any, referred to in item 4 of Schedule A

6. Taxes for the year of 2007 a lien, not yet due and payable.

7. Matters disclosed by and depicted on map entitled P.U.D. Boundary Plat of Hermitage Walmart Plaza, of record as Instrument No. 20021010-0124309, in the Davidson County Register's Office.

8. Easements with Covenants and Restrictions Affecting Land between Wal-Mart Real Estate Business Trust and MRW Retail Joint Venture filed for record as Instrument No. 20021021-0129181, in the Davidson County Register's Office.

9. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract.

10. Storm Water Drainage, Water, Electric and Telephone Utility Easement, of record as Instrument No. 20050113-0004880, Register's Office for Davidson County, Tennessee.

11. Subdivision Plat of record as Instrument No. 20080425-0042853, Register's Office for Davidson County, Tennessee.

12. Easements with Coventants and Restrictions Affecting Land, of record as Instrument No. 20080423-0041314, Register's Office for Davidson County, Tennessee.

13. Declaration of Environmental Release, of record in Book___, Page___, Register's Office for Davidson County, Tennessee.

NOTE: General Exceptions 1 through 5 are hereby deleted.

END OF SCHEDULE B