Davidson County DEEDWARR
Recvd: 09/04/08 09:43 6 pgs
Fees:33.00 Taxes:1621.86
20080904-0090649

This Instrument Prepared By
Brad Rogers, Esquire
Wal-Mart Stores East, LP
Sam M. Walton Development Complex
2001 S.E. 10th Street
Bentonville, AR 72716-0550

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:
3049 Hamilton Church Road
Antioch. TN 37013

Tax Parcel ID #:
Map 149-16, Parcel 040

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

Antioch, Tennessee
Wal-Mart Store # 5058
Murphy Oil # 6975

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**, a statutory 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 a portion of the same property conveyed to Grantor by Quitclaim Deed of record as Instrument No. 200608070096794, in the Register's Office of Davidson County, Tennessee.

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. Notwithstanding the foregoing, Grantor makes no warranties whatsoever with regard to any oil, gas or other mineral rights.

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.

[Remainder of Page Intentionally Left Blank; Signature pages follow]

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed by its duly authorized officer on the 18 day of August, 2008.

WAL-MART REAL ESTATE BUSINESS TRUST, a Delaware statutory trust

By:_____
Name: Roy Covert
Title: Director of Fueling Station Development

STATE OF ARKANSAS
COUNTY OF BENTON

I, the undersigned authority, a Notary Public in and for said County and State, hereby certify that Roy Covert, whose name as Director of Fueling Station Development of Wal-Mart Real Estate Business Trust, a Delaware statutory trust, is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, he, in his capacity as such Director of Fueling Station Development and with full authority, executed the same voluntarily for and as the act of said trust on the day the same bears date.

Given under my hand this 18 day of August, 2008.

JOCELYN BONSON
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
MY COMMISSION EXPIRES 7/21/2018
COMMISSION NUMBER 12367049

Jocelyn Bonson
Notary Public
My Commission Expires: 7/21/2018

(AFFIX NOTARY SEAL)

1649713v2

STATE OF ARKANSAS
COUNTY OF BENTON

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 $438,341.75, 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 19 day of August, 2008.

NOTARY PUBLIC

My Commission Expires: 11/1/2016.

TESSA GARRISON
NOTARY PUBLIC
BENTON COUNTY, ARKANSAS
MY COMMISSION EXPIRES 11/1/2016
COMMISSION NUMBER 12358083

1649713v2

EXHIBIT "A"
Antioch, Tennessee
Wal-Mart Store # 5058
Murphy Oil # 6975

LEGAL DESCRIPTION
0.820 Acres

All that certain piece or parcel of land situate in 2nd Civil District, City of Antioch, County of Davidson, Tennessee as shown on Plat and being Lot 1 of "Final Subdivision Plat Wal-Mart Plaza, Section 2" recorded as PLAT LG Instrument #20080425-004583 made by Daniels & Associates, Inc., Land Surveyors, dated April 23, 2008, in the Register's Office of Davidson County, Tennessee, as further bounded and described as follows:

BEGINNING AT AN EXISTING IRON PIN ON THE EASTERLY BOUNDARY OF WAL-MART REAL ESTATE BUSINESS TRUST OF RECORD IN INSTRUMENT NUMBER 20060807-0098794 R.O.D.C. TN AND THE SOUTHWESTERLY CORNER OF LOTS 1 AND 2, HAMILTON ACRES, FIRST REVISION OF RECORD IN PLAT BOOK 11190, PAGE 130 R.O.D.C. TN;

THENCE LEAVING SAID SOUTHWESTERLY CORNER OF LOTS 1 AND 2, HAMILTON ACRES, FIRST REVISION BEARING S 71DEG27'50" W A DISTANCE OF 444.95 FEET TO AN EXISTING IRON PIN, THE TRUE POINT OF BEGINNING OF THE HEREIN DESCRIBED PROPERTY;

THENCE, BEARING N 45DEG59'40"W A DISTANCE OF 81.01 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF HAMILTON CHURCH ROAD;

THENCE, WITH SAID SOUTHERLY RIGHT OF WAY OF HAMILTON CHURCH ROAD A CURVE TO THE RIGHT 20.01 FEET TO A POINT; SAID HAVING A RADIUS OF 8443.08 AND CHORD N 44DEG00'20"E 20.01;

THENCE, LEAVING SAID SOUTHERLY RIGHT OF WAY OF HAMILTON CHURCH ROAD BEARING S 45DEG59'40" E A DISTANCE OF 206.65 FEET TO POINT;

THENCE, BEARING S44DEG00'20" W A DISTANCE OF 20.00 FEET TO A POINT;

THENCE, BEARING S 45DEG59'40" E A DISTANCE OF 109.88 FEET TO AN EXISTING IRON PIN;

THENCE, BEARING S 44DEG16'59" W A DISTANCE OF 128.70 FEET TO AN EXISTING IRON PIN;

THENCE, BEARING N 53DEG38'54" W A DISTANCE OF 54.20 FEET TO AN IRON PIN SET;

THENCE, BEARING N 45DEG44'20" W A DISTANCE OF 181.19 FEET TO AN EXISTING IRON PIN;

THENCE, BEARING N 44DEG10'30" E A DISTANCE OF 135.11 FEET TO THE POINT OF BEGINNING;

CONTAINING 35,783 SQUARE FEET OR 0.82 ACRES MORE OR LESS.

Together with appurtenant easement(s) established by Easements with Covenants and Restrictions Affecting Land of record as Instrument No. 20080904-0090650, Register's Office for Davidson County, Tennessee.

1649713v2

SCHEDULE B-2
Antioch, Tennessee
Wal-Mart Store # 5058
Murphy Oil # 6975

ENCUMBRANCES

6. Taxes for the year 2008 and subsequent years, a lien, but not yet due or payable.

7. Easement for Sanitary Sewers and/or Storm Drainage of record in Instrument 200304250056013, said Register's Office.

8. Grant of Utility Line Easement to the Metropolitan Government of Nashville and Davidson County, acting by and through the Electric Power Board of said Government, of record in Instrument No 200301310013846, re-recorded in Instrument No. 200306130081940, said Register's Office.

9. All matters shown on the "Final Subdivision Plat Wal-Mart Plaza, Section 2" dated April 23, 2008, made by Daniels & Associates, Inc , of record April 25, 2008, as Instrument No. 20080425-0042442, Register's Office for Davidson County, Tennessee.

10 All matters pertaining to Lot 1 as shown on the survey entitled "ALTA/ACSM Land Title Survey, Murphy Oil USA, Inc.," dated January 5, 2008, as last revised, prepared by Gregory E. Daniels, RLS No. 1489 of Daniels & Associates, Inc., and designated Job No. 07-004; provided, as between Grantor and Grantee, the parties agree that the statement "subject to all matters of record or fact" or substantially similar language, and all title exceptions deleted from Schedule B of the policy but appearing in the survey exceptions table are deemed stricken from the survey as if such matters were never printed therein.

11. Easements with Covenants and Restrictions Affecting Land between Wal-Mart Real Estate Business Trust, a Delaware business trust and Murphy Oil USA, Inc., dated April 14, 2008, and recorded April 23, 2008, in Instrument No. 20080423-0041315, Register's Office for Davidson County, Tennessee.

12. Declaration of Environmental Release between Wal-Mart Real Estate Business Trust, a Delaware business trust and Murphy Oil USA, Inc., dated_____, 2008 and recorded 9/4, 2008, in Instrument No. 20080904 0090651 Register's Office for Davidson County, Tennessee.