Davidson County DEEDWARR
Recvd: 03/10/09 14:46 4 pgs
Fees:23.00 Taxes:18500.00
20090310-0021733

THIS INSTRUMENT PREPARED BY:
BASS, BERRY & SIMS PLC (MVS)
315 Deaderick Street, Suite 2700
Nashville, Tennessee 37238

SPECIAL WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Supreme Oil Central, Inc. 80 S. Dean Street Englewood, NJ 07631-3556	Same	Map 94, Parcels 110, 111, 115, 124, 168 and 176

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, **CFA PROPERTIES, G. P., a Tennessee general partnership** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey unto **SUPREME OIL CENTRAL, INC., a Delaware corporation** ("Grantee"), certain real property in Davidson County, Tennessee, described as follows:

BEING land lying in the First Civil District of Nashville, Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at an iron pin in the westerly margin of Spence Lane, said point being the southeasterly corner of Lot 1-C, on the plan of the re-subdivision of Lot 1, Section One, River Hills Industrial Park, as of record in Plat Book 4300, Page 151, Register's Office for Davidson County, Tennessee; thence, leaving said westerly margin and with the line between Lots 1-C North 75° 08'22" West, 177.53 feet to an iron pin in the easterly margin of the railroad right-of-way; thence, with said right-of-way and along a curve to the left, said curve having a radius of 2914.80 feet, an arc length of 401.23 feet, and a chord bearing and distance of North 19° 58' 27" West 400.97 feet to a P.K. nail; thence continuing with said right-of-way, North 24° 30'33" West 101.57 feet to a P. K. nail; thence North 24° 50'33" West, passing a concrete monument at 502.40 feet, a total distance of 644.25 feet to an iron pin in the southerly line of Bob Gregory Co., Inc., as of record in Book 5780, Page 926; thence leaving said right-of-way and with Gregory's southerly line, North 71° 22'48" East, 524.87 feet to an iron pin in the westerly margin of Spence Lane; thence with said margin South 21° 50'52" East, 504.08 feet to an iron pin; thence continuing with said margin and along a curve to the right, said curve having a radius of 495.72 feet, an arc length of 231.46 feet, and a chord bearing and distance of South 08° 28'18" East, 229.36 feet to a concrete monument; thence South 04° 54'16", West 213.32 feet to an iron pin; thence along a curve to the right, said curve having a radius of 1128.21 feet, an arc length of 194.20 feet, and a chord bearing and distance of South 09°

57'20" West, 193.96 feet to a point; thence South 14° 53'47" West, 174.79 feet to the BEGINNING.

BEING the same property conveyed to CFA PROPERTIES, LLC, a Tennessee Limited Liability Company, by Deed of record as Instrument No. 20060505-0052768, being further quitclaimed to CFA Properties, G.P. of record as Instrument No. 20070510-0055990, Register's Office for Davidson County, Tennessee.

The source of this description is the prior deed.

This is improved property known as 185, 189, 193, 197 and 199 Spence Lane, Nashville, Tennessee.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantee, its successors and assigns, forever.

GRANTOR covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth on Exhibit A).

IN WITNESS WHEREOF, Grantor executed this instrument on this 6 day of March, 2009.

CFA PROPERTIES, G.P., a Tennessee general partnership

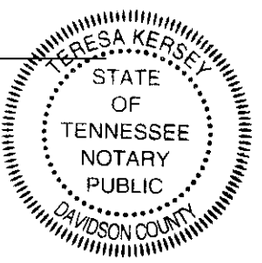
By: _____
Its: Managing Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Teresa Kersey, a Notary Public, Michael D Snowling, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Partner of CFA PROPERTIES, G.P., a Tennessee general partnership, and is authorized by the general partnership to execute this instrument on behalf of the general partnership.

WITNESS my hand, at office, this 6 day of March, 2009.

Notary Public



My Commission Expires: 1/31/2011

STATE OF TENNESSEE)

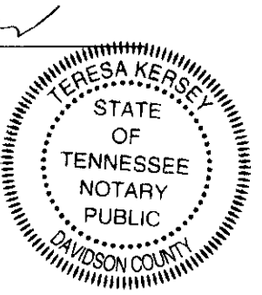
COUNTY OF DAVIDSON)

The actual consideration or value (whichever is greater) for this transfer is $5,000,000.00.

Affiant

Subscribed and sworn to before me, this 6 day of March, 2009.

Notary Public



My Commission Expires: 1/31/2011

EXHIBIT A

1. Taxes for the year 2009, a lien, which is not yet due and payable. (Tax ID / Parcel Nos. 94/124, 94/168, 94/176, 94/110, 94/111 and 94/115)

2. All matters shown on Plat recorded in Book 6200, Page 252 of record in the Davidson County Register's Office.

3. All matters shown on Plat recorded in Book 4300, Page 86, said Register's Office.

4. All matters shown on Plat recorded in Book 4300, Page 151, said Register's Office.

5. Restrictions as contained in Book 7222, Page 455, said Register's Office.

6. Grant of Transmission Line Easements to the United States of America as set forth in instruments recorded in Book 1237, Page 50, Book 1163, Page 167, and Book 1181, Page 326, said Register's Office.

7. All matters shown on Survey prepared by Phillip E. Holmes, Jr., RLS # 1728, Volunteer Land Surveying Services dated May 15, 2006, Job No. 06054.