This Instrument Prepared By:
Kelly L. Worman
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
211 Commerce Street, Suite 800
Nashville, Tennessee 37201

BILL GARRETT, Davidson County
Trans:T20110056872 DEEDWARRSP
Recvd: 09/13/11 15:19 8 pgs
Fees:43.00 Taxes:3089.00
20110913-0071128

SPECIAL WARRANTY DEED

Address New Owner as Follows:	*Send Tax Bills To*
Murphy Oil USA, Inc. 200 Peach Street P.O. Box 7000 El Dorado, AR 71731	Same
Map & Parcel No.: [#050120A00500CO]	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, receipt of which is hereby acknowledged, **NASHVILLE COMMONS, L.P.**, a Pennsylvania limited partnership (the "Grantor"), has bargained and sold, and does hereby transfer and convey unto **MURPHY OIL USA, INC.**, a Delaware corporation ("Grantee"), its successors and assigns, a certain tract of land located in Davidson County, Tennessee and more particularly described in Exhibits A and B, attached hereto and made a part hereof (the "Property"):

This is unimproved property situated on Doverside Drive in Nashville, Tennessee.

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

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

AND Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the Property against the lawful claims of all persons claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit C), but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 6th day of September, 2011.

NASHVILLE COMMONS, L.P., a
Pennsylvania limited partnership

By: Nashville GEN/PAR, LLC
Its: General Partner

By: _____
Name: George D. Zamias
Its: Managing Member

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF CAMBRIA)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, George D. Zamias, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Managing Member of Nashville GEN/PAR, LLC, a Pennsylvania limited liability company (the "General Partner"), which is the general partner of Nashville Commons, L.P., a Pennsylvania limited partnership (the "Grantor"), and is authorized by the General Partner to execute this instrument on behalf of the General Partner, the General Partner being authorized to execute this instrument on behalf of the Grantor.

WITNESS my hand and seal at office this 6th day of September, 2011.

_____
Notary Public

My Commission Expires:

August 17, 2015

Commonwealth of Pennsylvania
NOTARIAL SEAL
MELISSA A. HOLCOMB, Notary Public
City of Johnstown, County of Cambria
My Commission Expires August 17, 2015

COMMONWEALTH OF PENNSYLVANIA)

COUNTY OF CAMBRIA)

The actual consideration or value, whichever is greater, for this transfer is $834,865.84.

George D. Zamias
Affiant

Subscribed and sworn to before me this 6th day of September, 2011.

Notary Public

My Commission Expires:

August 17, ~~2011~~ 2015

Commonwealth of Pennsylvania
NOTARIAL SEAL
MELISSA A. HOLCOMB, Notary Public
City of Johnstown, County of Cambria
My Commission Expires August 17, 2015

Exhibit A

Murphy Parcel Legal Description

Legal Description: Lot 3A
Murphy Tract
Rev: 6/22/2011

A parcel of land in the 3rd Councilmanic District of Davidson County, Tennessee and being Lot 3A on the of the "Final Plat of the Re-Subdivision of Lot 3 Nashville, Commons, First Revision" ; which is of record in Instrument No. 20110810058946 in the Register's Office for said County.
Said lot is more particularly described as follows as per survey of Gresham Smith & Partners, Kenneth D. Church, TN No. 1004, as follows:

Beginning at an iron rod new with Gresham Smith and Partners (GS&P) Cap being the point of intersection of western right of way Dickerson Road and the southern right of way Doverside Drive with the right of way line of Dickerson Road the following two (2) calls and distances:

1. With a curve to the right radius of 4424.67 feet bearing South 10 degrees 40 minutes 24 seconds West with a chord distance of 79.04 feet and an arc distance of 79.04 feet to an iron rod new with Gresham Smith and Partners (GS&P) Cap;

2. South 12 degrees 17 minutes 25 seconds West 73.80 feet an iron rod new with Gresham Smith and Partners (GS&P) Cap common corner with Lot 3B;

Thence with common lot line of Lot 3A and 3B the following four (4) calls and distances:

1. North 77 Degrees 41 Minutes 05 Seconds West 223.36 feet to a iron rod new with Gresham Smith and Partners (GS&P) Cap,

2. South 12 Degrees 18 Minutes 55 Seconds West 25.59 feet to a iron rod new with Gresham Smith and Partners (GS&P) Cap,

3. With a curve to the right radius of 50.00 feet bearing South 59 degrees 30 minutes 36 seconds West with a chord distance of 73.37 feet and an arc distance of 82.37 feet to an iron rod new with Gresham Smith and Partners (GS&P) Cap;

4. North 73 Degrees 17 Minutes 43 Seconds West 36.17 feet to a iron rod new with Gresham Smith and Partners (GS&P) Cap in the eastern right of way line of Doverside Drive

Thence with the eastern right of way of Doverside Drive following four (4) calls and distances:

1. North 18 Degrees 47 Minutes 36 Seconds East 46.09 feet to a iron rod new with Gresham Smith and Partners (GS&P) Cap,

2. With a curve to the right radius of 244.23 feet bearing North 36 degrees 03 minutes 33 seconds East with a chord distance of 133.94 feet and an arc distance of 135.67 feet to an iron rod new with Gresham Smith and Partners (GS&P) Cap;

3. With a curve to the right radius of 251.03 feet bearing North 71 degrees 52 minutes 46 seconds East with a chord distance of 223.51 feet and an arc distance of 231.64 feet to an iron rod new with Gresham Smith and Partners (GS&P) Cap;

4. South 34 Degrees 09 Minutes 53 Seconds East 81.52 feet to a iron rod new with Gresham Smith and Partners (GS&P) Cap the point of beginning.

The described parcel contains 52,907 square feet more or less or 1.21 acres more or less according to the survey of Kenneth D. Church, R.L.S. Number 1004, of Gresham Smith and Partners, 1400 Nashville City Center, 511 Union Street, Nashville, TN 37219, last revised April 27, 2011.

DERIVATION

Being part of the same property conveyed to Nashville Commons, LP, a Pennsylvania limited partnership by deeds of record as Instrument No.
2007-04050041299 2007-04050041300 2007-04050041301 2007-04050041302
2007-04050041303 2007-04050041304 2007-04050041305 2007-04050041306
2007-04050041307 2007-04050041308 2007-04050041309 2007-04050041310
in the Register's Office for Davidson County, Tennessee, recorded April 5, 2007.

Parcel Identification No. 050120A00500CO_____

EXHIBIT B

Appurtenant Easements

Amended and Restated Easements with Covenants and Restrictions Affecting Land among Nashville Commons LP, Wal-Mart Real Estate Business Trust (successor-in-interest to Wal-Mart Stores East, L.P.) and Lowe's Home Centers, Inc. dated April 15, 2008, and recorded April 24, 2008, as Instrument No. 20080424-0041925; as amended by First Amendment to Amended and Restated Easements with Covenants and Restrictions Affecting Land dated April 28 2010 and recorded April 29, 2011 as Instrument No. 20110429-0032806; Second Amendment to Amended and Restated Easements with Covenants and Restrictions Affecting Land dated May 18, 2011 and recorded May 25, 2011 as Instrument No. 20110525-0039908, and Third Amendment to Amended and Restated Easements with Covenants and Restrictions Affecting Land to be recorded immediately prior to the recordation of this Special Warranty Deed.

EXHIBIT C

Permitted Encumbrances

1. Amended and Restated Easements with Covenants and Restrictions Affecting Land among Nashville Commons LP, Wal-Mart Real Estate Business Trust (successor-in-interest to Wal-Mart Stores East, L.P.) and Lowe's Home Centers, Inc. dated April 15, 2008, and recorded April 24, 2008, as Instrument No. 20080424-0041925; as amended by First Amendment to Amended and Restated Easements with Covenants and Restrictions Affecting Land dated April 28, 2010 and recorded April 29, 2011 as Instrument No. 20110429-0032806; Second Amendment to Amended and Restated Easements with Covenants and Restrictions Affecting Land dated May 18, 2011 and recorded May 25, 2011 as Instrument No. 20110525-0039908, and Third Amendment to Amended and Restated Easements with Covenants and Restrictions Affecting Land to be recorded immediately prior to the recordation of this Special Warranty Deed.

2. All matters shown on the Final Plat of Re-Subdivision of Lot 3, Nashville Commons, First Revision of record in Instrument Number 201108010058946, in the Register's Office for Davidson County, Tennessee.

3. Lack of direct access to and from controlled access highway.

4. All of the following matters, as shown on the survey by Jason Moseley, TN RLS # 2644, of Gresham, Smith and Partners, dated February 18, 2011, job no. 28248;

    (a). Private Ingress/Egress Easement
    (b). 15' Private Ingress/Egress Easement
    (c). 20' Drainage Easement
    (d). Previous Pavement Easement
    (e). Sanitary Sewer Easement
    (f). Public Utility Easement
    (g). All underground utilities including water, gas, sewer and electric
    (h). Utility Stubouts
    (i). Water Valve
    (j). Fire Hydrant
    11. Catch Basins
    12. Light Poles

5. Metropolitan Nashville and Davidson County Ad Valorem Taxes for the year of 2011 and subsequent years, not yet due and payable.