Address New Owner:	Map-Parcel Number(s)	Send Tax Bills To:
Mapco Express, Inc. 7102 Commerce Way Brentwood, TN 37027	043-07-0-119.00	Mapco Express, Inc. 7102 Commerce Way Brentwood, TN 37027
This instrument prepared by: Bradley Arant Boult Cummings LLP (WGW), 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, VIRGIL RAY, TRUSTEE AND THE ESTATE OF JAMES D. STEVENS (collectively, "Grantor") have bargained and sold, and by these presents do transfer and convey to MAPCO EXPRESS, INC. ("Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property"):

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the items identified on Exhibit B attached hereto and incorporated herein by reference (the "Permitted Exceptions").

Grantor herein does hereby convey, remise, release and forever quitclaim unto Grantee, without any warranties of title contained within this instrument, all right, title and interest Grantor may have in the land lying beneath the roads, streets, highways, avenues and alleys adjoining the Property.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $75,000.00.

Affiant

Subscribed and sworn to before me this 14th day of October, 2011.

Notary Public
My Commission Expires: 9/8/13

DIANE L. ABBOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 8, 2013

BILL GARRETT, Davidson County
Trans:T20110064487 DEEDWARRSP
Recvd: 10/14/11 16:07 6 pgs
Fees:33.00 Taxes:277.50
20111014-0080231

This is unimproved property located at 405 Myatt Drive, Nashville, Tennessee.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

[signature page to follow]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed on the 5th day of October, 2011.

GRANTOR

Virgil Ray, Trustee

The Estate of James D. Stevens

By: _____
Name: Andrew B. Gibson, Jr.
Title: Co-Executor

By: _____
Name: Anna Fredrick Ringemann
Title: Co-Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Virgil Ray, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained as his own free act and will.

Witness my hand and official seal at office this 5th day of October, 2011.

NOTARY PUBLIC

My commission expires: 9/3/12

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

459352.1/2010845

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Andrew B. Gibson, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purpose therein contained and who further acknowledged that he/she is the Co-Executor of The Estate of James D. Stevens, the within bargainor, and, as such Co-Executor, has the authority to execute this instrument on behalf of The Estate of James D. Stevens, in his/her capacity as Co-Executor.

Witness my hand, at office, this 5th day of October, 2011.

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

NOTARY PUBLIC

My Commission Expires: 9/3/12

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, Anna Fredrick Ringemann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the foregoing instrument for the purpose therein contained and who further acknowledged that he/she is the Co-Executor of The Estate of James D. Stevens, the within bargainor, and, as such Co-Executor, has the authority to execute this instrument on behalf of The Estate of James D. Stevens, in his/her capacity as Co-Executor.

Witness my hand, at office, this 5th day of October, 2011.

CATHERINE H. GWYN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 3, 2012

NOTARY PUBLIC

My Commission Expires: 9/3/12

EXHIBIT A

THE PROPERTY

Land in Davidson County Tennessee, being Lot No. 2 on the Plan of Revised Holland Place, Section 2 of record in Plat Book 6200, page 282, Davidson County Register's Office.

Said Lot No. 2 fronts 58.92 feet on the easterly margin of Myatt Drive and extends back 197.76 feet on the southerly line and 195.28 feet on the northerly line to line in the rear measuring 50 feet thereon.

Being the same property conveyed to Virgil Ray, Trustee by deed of record in Book 11021, page 349, Davidson County Register of Deeds Office.

EXHIBIT B
PERMITTED EXCEPTIONS

1) Real property taxes for the year 2011 and subsequent years.

2) Matters shown on the Plan of record in Book 6200, page 282.

3) Matters shown on the plat of survey prepared by Bruce Rainey, Tenn. RLS No. 823 dated October 21, 2010, last revised July 8, 2011.