BILL GARRETT, Davidson County
Trans:T20120085482 DEEDWARRSP
Recvd: 11/08/12 11:02 8 pgs
Fees:43.00 Taxes:19610.00
20121108-0103220

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:
BASS, BERRY & SIMS PLC
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel Numbers:
Delek Logistics Operating, LLC 7102 Commerce Way Brentwood, TN 37027	KE Andrews 1900 Dalrock Rd Rowlett, TX 75088	082-050-153.00

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 which are hereby acknowledged, LION OIL COMPANY (the "Grantor"), has bargained and sold, and hereby transfers and conveys to DELEK LOGISTICS OPERATING, LLC and its successors and assigns (the "Grantee"), all of its right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto.

TO HAVE AND TO HOLD said real property, together with the appurtenances and hereditaments, estate, title and interest thereto belonging, to Grantee, forever.

This is improved property located at 90 Van Buren Street, Nashville, Tennessee.

Said property is conveyed subject to those matters more particularly described on Exhibit B attached hereto and incorporated herein by reference.

Grantor covenants that it is lawfully seized in fee of the foregoing real estate and has good right to sell and convey the same. Grantor covenants and binds itself and its successors to warrant specially and defend to Grantee forever the title to said property against the lawful claims of all persons claiming through or under Grantor (excluding claims arising out of the matters set forth on Exhibit B), but no further or otherwise.

IN WITNESS WHEREOF, the undersigned Grantor has executed has caused this instrument to be executed by its duly authorized representative as of the 7 day of November, 2012.

GRANTOR:

LION OIL COMPANY

By: _____
Name: Andy Schwarcz
Title: Vice President

By: _____
Name: Pete Daily
Title: EVP

STATE OF Tennessee)

COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Andy Schwarcz and Pete Daily, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the VP and EVP, respectively, of Lion Oil Company, a corporation, and is authorized to execute this instrument on its behalf.

WITNESS my hand, at office, this 25 day of October, 2012.

_____
Notary Public

My Commission Expires:

My Commission Expires February 23 2015

SHAWN SPRINGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF Tennessee)

COUNTY OF Williamson)

The actual consideration for this transfer or value of property transferred (whichever is greater) is $5,300,000.

Sworn to and subscribed before me this 25 day of October, 2012.

Notary Public

My Commission Expires:

My Commission Expires February 23 2015

SHAWN SPRINGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

EXHIBIT A

TRACT I:

BEING PARTS OF LOTS NOS. 132, 133 AND 134 AND THE SOUTHWEST CORNER OF LOT NO. 135 ON THE PLAN OF THE SUBDIVISION OF THE MCGAVOCK CITY PARK PROPERTY, AS OF RECORD IN BOOK 57, PAGE 101, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 132 IN THE MCGAVOCK CITY PARK PROPERTY; THENCE NORTH ALONG THE EASTERN MARGIN OF LOT NO. 132 TO RIGHT-OF-WAY OF THE NASHVILLE TERMINAL COMPANY, WHICH RIGHT-OF-WAY WAS CONVEYED TO SAID TERMINAL COMPANY BY DEED DATED SEPTEMBER 19, 1904, AND IS RECORDED IN BOOK 303, PAGE 99, OF THE REGISTER'S OFFICE FOR SAID COUNTY; THENCE ALONG SAID RIGHT-OF-WAY IN A NORTHERLY DIRECTION TO A POINT IN THE MARGIN OF THE EAST SIDE OF FIRST AVENUE NORTH; THENCE SOUTHWARDLY AND ALONG THE EASTERN MARGIN OF FIRST AVENUE NORTH TO THE SOUTHWEST CORNER OF LOT NO. 132; THENCE EAST ALONG THE SOUTHERN MARGIN OF LOT NO. 132 TO THE POINT OF BEGINNING.

TRACT II:

BEING LOTS NOS. 136 TO 141 INCLUSIVE, 146 TO 152 INCLUSIVE, AND PARTS OF LOTS NOS. 133, 134, 135, 144 AND 145 ON THE PLAN OF THE SUBDIVISION OF THE MCGAVOCK CITY PARK PROPERTY AS OF RECORD IN BOOK 57, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHWESTERLY MARGIN OF ADAMS STREET AT THE SOUTHEASTERLY CORNER OF LOT NO. 152 ON SAID PLAN; THENCE WITH THE SOUTHEASTERLY LINE OF SAID LOT 174.8 FEET; THENCE WITH SAID LINE EXTENDED 16 FEET ACROSS AN ALLEY; THENCE WITH THE SOUTHEASTERLY LINE OF LOT NO. 133 ON SAID PLAN TO THE RIGHT-OF-WAY OF A SPUR TRACK OF THE NASHVILLE TERMINAL COMPANY; THENCE WESTERLY WITH THE NORTHERLY MARGIN OF SAID SPUR TRACK TO THE POINT WHERE THE SAME INTERSECTS WITH FIRST AVENUE NORTH, BEING APPROXIMATELY THE SOUTHWEST CORNER OF LOT NO. 136 ON SAID PLAN; THENCE NORTHWESTWARDLY 300 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF LOT NO. 141 ON SAID PLAN; THENCE NORTHEASTERLY 174.8 FEET WITH THE NORTHWESTERLY LINE OF SAID LOT NO. 141; THENCE WITH SAID LINE EXTENDED ACROSS AN ALLEY 16 FEET; THENCE WITH THE NORTHWESTERLY LINE OF LOT NO. 144, 163.5 FEET TO THE CORNER OF LOT NO. 144, AND CONTINUING IN THE SAME DIRECTION 11.3 FEET TO THE MARGIN OF ADAMS STREET; THENCE SOUTHWARDLY 50 FEET TO THE NORTHEAST CORNER OF LOT NO. 145; THENCE SOUTHEASTWARDLY 400 FEET, MORE OR LESS, WITH THE SOUTHWESTERLY MARGIN OF ADAMS STREET TO THE POINT OF BEGINNING, CONTAINING 3.439 ACRES.

BEING A PART OF THE SAME LAND CONVEYED TO THE TOSCO-LION, INC., BY NAME CHANGED TO LION OIL COMPANY, MERGED INTO TOSCO CORPORATION., BY MONSANTO COMPANY BY SPECIAL WARRANTY DEED DATED SEPTEMBER 29, 1972 OF RECORD IN BOOK 4688 AT PAGE 429 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

TOGETHER WITH THAT CERTAIN RIGHT-OF-WAY FOR A PIPE LINE ACROSS PROPERTY OTHER THAN THAT INCLUDED IN THIS CONVEYANCE, ORIGINALLY OWNED BY W.G. BUSH & CO., WHICH RIGHT-OF-WAY IS EXPRESSLY CONVEYED BY W.G. BUSH & CO. TO APEX OIL CORPORATION BY ITS DEED OF RECORD IN BOOK 999, PAGE 156, SAID REGISTER'S OFFICE, AND CONVEYED BY APEX OIL CORPORATION TO W.M. FUQUA BY DEED OF RECORD IN BOOK 1066, PAGE 680, SAID REGISTER'S OFFICE, AND BY W.M. FUQUA TO RIVER TERMINAL COMPANY BY DEED OF RECORD IN BOOK 1129,

PAGE 138, SAID REGISTER'S OFFICE, AND BY RIVER TERMINAL COMPANY TO RYE & CO., INC. BY DEED OF RECORD IN BOOK 1118, PAGE 484, SAID REGISTER'S OFFICE, AND BY RYE & CO., INC. TO LION OIL REFINING COMPANY, BY NAME CHANGED TO LION OIL COMPANY, MERGED INTO MONSANTO CHEMICAL COMPANY, BY NAME CHANGED TO MONSANTO COMPANY, BE DEED OF RECORD IN BOOK 1149, PAGE 210, SAID REGISTER'S OFFICE, ACROSS LOTS 23, 24, 25, 37, 38, 39, 10 AND 11 IN THE SAID MCGAVOCK CITY PARK PLAN TO THE CUMBERLAND RIVER, AND FOR A LIKE PERIOD T. H. F. WHARFAGE PRIVILEGES ON THE BANKS OF THE CUMBERLAND RIVER AT A POINT WHERE SAID PROPOSED PIPE LINE TERMINATES, AT A RENTAL OF $25.00 PER MONTH, SAID WHARFAGE PRIVILEGE AND THE SAID RIGHT-OF-WAY FOR SAID PIPE LINE TO CONTINUE, HOWEVER, ONLY SO LONG AS TOSCO-LION, INC., ITS SUCCESSORS AND ASSIGNS, SHALL PAY SAID RENTAL OF $25.00 PER MONTH, AS PROVIDED IN THE DEED DATED SEPTEMBER 29, 1972 FROM MONSANTO COMPANY TO TOSCO-LION, INC., BY NAME CHANGED TO LION OIL COMPANY, OF RECORD IN BOOK 4688, PAGE 429, SAID REGISTER'S OFFICE.

SAID EASEMENT HAVING BEEN AMENDED BY DOCUMENT ENTITLED "AMENDED EASEMENT" FROM W. G. BUSH & COMPANY TO MONSANTO CHEMICAL COMPANY, BY NAME CHANGED TO MONSANTO COMPANY, DATED NOVEMBER 1, 1956, OF RECORD IN BOOK 2601, PAGE 613, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

TRACT III:

BEING PARTS OF LOTS NOS. 132, 133, 134, 135, 136, 152 AND 153 ON THE PLAN OF THE SUBDIVISION OF THE MCGAVOCK CITY PARK PROPERTY AS OF RECORD IN BOOK 57, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERLY SIDE OF VAN BUREN STREET 12-1/2 FEET FROM AND AT RIGHT ANGLES TO THE CENTER OF THE TENNESSEE CENTRAL RAILWAY; AND RUNNING THENCE WESTERLY PARALLEL TO AND 12-1/2 FEET FROM SAID CENTER LINE A DISTANCE OF 371 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY SIDE OF FIRST AVENUE NORTH, FORMERLY FRONT STREET; THENCE NORTHERLY WITH THE EASTERLY SIDE OF FIRST AVENUE NORTH 55 FEET, MORE OR LESS, TO A POINT; THENCE EASTERLY PARALLEL WITH AND 12-1/2 FEET FROM SAID TENNESSEE CENTRAL RAILWAY COMPANY'S CENTER LINE A DISTANCE OF 446 FEET TO A POINT ON THE WESTERLY SIDE OF ADAMS STREET; THENCE SOUTHERLY WITH THE WESTERLY SIDE OF ADAMS STREET TO THE INTERSECTION OF SAID WESTERLY SIDE OF ADAMS STREET WITH THE NORTHERLY SIDE OF VAN BUREN STREET; AND THENCE WESTERLY, WITH THE NORTHERLY SIDE OF VAN BUREN STREET 50 FEET, MORE OR LESS, TO THE BEGINNING.

BEING A PART OF THE SAME LAND CONVEYED TO TOSCO-LION, INC., BY NAME CHANGED TO LION OIL COMPANY, MERGED INTO TOSCO CORPORATION, BY MONSANTO COMPANY BY SPECIAL WARRANTY DEED DATED SEPTEMBER 29, 1972 OF RECORD IN BOOK 4688 AT PAGE 429 IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING LOT NO. 153 ON THE PLAN OF THE SUBDIVISION OF THE MCGAVOCK CITY PARK LOTS, AS OF RECORD IN BOOK 57, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NO. 153 FRONTS 50 FEET ON THE WESTERLY SIDE OF ADAMS, FORMERLY CUMBERLAND STREET, AND RUNS BACK BETWEEN PARALLEL LINES WITH THE NORTHERLY MARGIN OF VAN BUREN STREET, FORMERLY MCGAVOCK STREET, 174.8 FEET TO AN ALLEY, AND IS THE SAME PROPERTY CONVEYED TO LION OIL COMPANY, MERGED INTO MONSANTO CHEMICAL COMPANY, BY NAME CHANGED TO MONSANTO COMPANY, BY JORDAN STOKES, III, AND WIFE, MABEL OGDEN STOKES, BY DEED DATED OCTOBER 13, 1947, OF RECORD IN BOOK 1536, PAGE 43, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

SUBJECT TO A RIGHT-OF-WAY CONVEYED TO W. G. BUSH & COMPANY, ITS SUCCESSORS OR ASSIGNS, FOR A ROAD IN AND OVER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY PART OF LOTS NOS. 144 TO 153 INCLUSIVE ON THE PLAN OF THE SUBDIVISION OF THE MCGAVOCK CITY PARK PROPERTY, AS OF

RECORD IN BOOK 57, PAGE 101, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED TOGETHER AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF ADAMS AND VAN BUREN STREETS; THENCE WITH THE NORTHERLY MARGIN OF VAN BUREN STREET, WESTWARDLY 30 FEET; THENCE NORTHWARDLY 500 FEET TO THE LINE BETWEEN LOT NOS. 143 AND 144; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, EASTWARDLY, 18.7 FEET TO THE CORNER OF LOT NO. 144 AND CONTINUING IN THE SAME DIRECTION 11.3 FEET TO THE WESTERLY MARGIN OF ADAMS STREET; THENCE WITH SAID STREET, SOUTHWARDLY 500 FEET TO THE BEGINNING. BEING PART OF THE PROPERTY CONVEYED TO LION OIL REFINING COMPANY, BY TWO DEEDS, ONE FROM RYE AND COMPANY, INC., OF RECORD IN BOOK, 1149, PAGE 210, AND THE OTHER FROM JORDAN STOKES, III, AND WIFE, OF RECORD IN BOOK 1536, PAGE 43, SAID REGISTER'S OFFICE.

SAID RIGHT-OF-WAY HAVING BEEN GRANTED ON SEPTEMBER 18, 1950, AND BEING RECORDED IN BOOK 1883, PAGE 10, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE.

BEING THE SAME PROPERTY CONVEYED TO LION OIL COMPANY, AN ARKANSAS CORPORATION FROM TOSCO CORPORATION BY DEED OF RECORD IN BOOK 6546, PAGE 335, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

ALSO DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, DATED JULY 1, 2011, JOB NUMBER 2011-065, AS FOLLOWS:

A TRACT OF LAND IN THE 19TH COUNCILMANIC DISTRICT OF METROPOLITIAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE, BEING ALL OF LOTS 132 THROUGH 141, LOTS 145 THROUGH 153, THE REMAINING PORTION OF LOT 144 AND A PORTION OF A 16-FOOT ALLEY AS SHOWN ON THE PLAN OF THE SUBDIVISON OF THE MCGAVOCK CITY PARK PROPERTY AS OF RECORD IN BOOK 57, PAGE 101, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED ACCORDING TO A SURVEY PREPARED BY JAMES TERRY & ASSOCIATES, DATED JULY 1, 2011, JOB NUMBER 2011-065 AND PROCEEDING AS FOLLOWS:

BEGINNING AT AN IRON ROD (SET) ON THE NORTHERLY RIGHT-OF-WAY LINE OF VAN BUREN STREET, A 50-FOOT PUBLIC RIGHT-OF-WAY; SAID IRON ROD BEING AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID VAN BUREN STREET AND THE EASTERLY RIGHT-OF-WAY LINE OF 1ST AVENUE NORTH (FORMERLY FRONT STREET), A 50-FOOT RIGHT-OF-WAY; SAID IRON ROD ALSO BEING THE SOUTHWESTERLY PROPERTY CORNER OF THE HEREIN DESCRIBED TRACT; THENCE,

1. LEAVING SAID INTERSECTION OF VAN BUREN STREET AND 1ST AVENUE NORTH, AND WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID 1ST AVENUE NORTH, NORTH 33 DEGREES 03 MINUTES 08 SECONDS WEST, 500.00 FEET OT A P.K. NAIL (SET); THENCE,

2. CONTINUING WITH SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 56 DEGREES 56 MINUTES 52 SECONDS EAST, PASSING THROUGH THE SOUTHWESTERLY PROPERTY CORNER OF A TRACT OF LAND CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY, TENNESSEE AS OF RECORD IN BOOK 6208, PAGE 223, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AT 16.37 FEET, FOR A TOTAL DISTANCE OF 354.89 FEET TO A POINT IN THE SOUTHERLY PROPERTY LINE OF THE SAID METROPOLITAN NASHVILLE AND DAVIDSON COUNTY, TENNESSEE PROPERTY; THENCE,

3. SOUTH 48 DEGREES 59 MINUTES 51 SECONDS EAST, 39.00 FEET TO A POINT ON THE ABANDONED PORTION OF THE WESTERLY RIGHT-OF-WAY LINE OF WHAT WAS KNOWN AS ADAMS STREET (FORMERLY CUMBERLAND STREET), A 50-FOOT RIGHT-OF-WAY; THENCE,

4. WITH THE WESTERLY RIGHT-OF-WAY OF SAID ADAMS STREET, SOUTH 33 DEGREES 03 MINUTES 08 SECONDS EAST, PASSING THROUGH THE CURRENT TERMINUS OF ADAMS STREET AT 82.64 FEET, FOR A TOTAL DISTANCE OF 462.50 FEET TO A RAILROAD SPIKE (FOUND) AT THE INTERSECTION OF THE

WESTERLY RIGHT-OF-WAYLINE OF SAID ADAMS STREET AND THE NORTHERLY RIGHT-OF-WAY LINE OF THE AFOREMENTIONED VAN BUREN STREET; THENCE,

5. WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID VAN BUREN STREET, SOUTH 56 DEGREES 56 MINUTES 52 SECONDS WEST, 365.50 FEET TO THE POINT OF BEGINNING AND CONTAINING 182,599 SQUARE FEET OR 4.19 ACRES, MORE OR LESS, AS CALCULATED BY THE ABOVE COURSES AND DISTANCES WHICH WERE WITHIN THE PRECISION REQUIREMENTS OF AN ALTA/ACSM LAND TITLE SURVEY.

EXHBIIT B

1. Taxes for the year 2012, a lien now due and payable, but not yet delinquent.
2. All matters on the plat of record in Book 57, page 101, Register's Office for Davidson County, Tennessee.
3. Easements and Right of Ways as set forth in Deed of record in Book 6546, page 335, for details see also deeds of record in Book 999, page 156, Book 1066, page 680, Book 1129, page 138, Book 1118, page 484, Book 1149, page 210, Book 4688, page 429, as assigned in Book 1883, page 10, all in the Register's Office for Davidson County, Tennessee. See also Amendments in Book 2601, page 613, and Book 7756, page 573, said Register's Office.
4. Right of Way for pipe line contained in deed of record in Book 999, page 156, Book 1066, page 680, Book 1129, page 138, Book 1118, page 484, Book 1149, page 210, Book 4688, page 429 and Book 6546, page 335, said Register's Office.
5. Right of way of record in Book 1883, page 10, said Register's Office.
6. Agreement for Grant of Eaysement for Conservation Greenway of record in Instrument No. 200707190086152, said Register's Office.
7. Subject to the Charter right of way of the railroad.