WARRANTY DEED

THIS INDENTURE WITNESSETH, That **Crawford Petroleum, Inc.**, an Indiana corporation ("Grantor"), CONVEYS AND WARRANTS to **TYX, LLC**, an Indiana limited liability company ("Grantee"), for the sum of Ten and 00/100 Dollars ($10.00) and other valuable consideration, the receipt of which is hereby acknowledged, the following described real estate in Madison County, in the State of Indiana ("Real Estate"):

See attached Exhibit "A"

Grantor represents and warrants to and covenants with Grantee that the transfer of the Real Estate has been duly authorized by Grantor, that all requisite action with respect to the transfer of the Real Estate has been taken and that the Manager executing this Deed on behalf of Grantor has been duly authorized so to do.

The Grantee's address is: 1700 One American Square, Box 82053, Indianapolis, Indiana 46282-0003.

This conveyance is SUBJECT TO the following:

1. Real estate taxes becoming due May 10, 2000 and all installments due thereafter;

2. All assessments first becoming a lien on the Real Estate on August 16, 1999 and thereafter; and

3. All rights-of-way for public streets and highways, and all other covenants, easements and restrictions of record.

IN WITNESS WHEREOF, Grantor has executed this deed this 17 day of August, 1999.

Crawford Petroleum, Inc.

By: Betty Jo Crawford
Betty Jo Crawford, President

NO INDIANA GROSS INCOME TAX IS DUE 99-C0160 1.

Duly Entered for Taxation
Subject to Final Acceptance for Transfer

AUG 28 1999

Patricia Dillon
Auditor Madison County, IN

9922923

STATE OF INDIANA)
) SS:
COUNTY OF CARROLL)

Before me, a Notary Public in and for said County and State, personally appeared Betty Jo Crawford, the President of Crawford Petroleum, Inc., who acknowledged the execution of the foregoing Warranty Deed for and on behalf of the corporation.

Witness my hand and Notarial Seal this 17 day of AUGUST, 1999.

Beth Rene Canen
Notary Public
Printed: BETH RENE' CANEN

My commission expires
OCTOBER 15, 1999

My county of residence:
CARROLL

Return to: TYX, LLC, 1700 One American Square, Box 82053, Indianapolis, Indiana 46282-0003

Send tax statements to: Grantee at the above address.

This instrument was prepared by Edwin J. Broecker, Esq., Sommer & Barnard, PC, 4000 Bank One Tower, 111 Monument Circle, Indianapolis, Indiana 46204.

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RECEIVED FOR RECORD
99 AUG 30 AM 10: 30
CATHERINE SUTTON
MADISON COUNTY RECORDER

9922923

Beginning at a 24-inch diameter concrete post being the point of intersection of the Westerly right-of-way line of State Road No. 9 and the South line of the Northeast quarter of Section 29, Township 18 North, Range 7 East, said point being South 89 degrees, 41 minutes and 45 seconds West (assumed bearing) 1,119.5 feet from the Southeast corner of said Northeast quarter, and running thence south 89 degrees, 41 minutes and 45 seconds West 541.1 feet along said South line to a concrete right-of-way marker on the Southeasterly right-of-way line of State Road No. 67, thence North 47 degrees, 45 minutes and 20 seconds East 155.0 feet along said right-of-way line, thence North 57 degrees, 08 minutes and 20 seconds East 424.9 feet along said right-of-way line, thence South 48 degrees, 37 minutes and 40 seconds East 185.5 feet to said Westerly right-of-way line of State Road No. 9, thence South 18 degrees and 26 minutes West 220.6 feet to the place of beginning.

Being a part of the South-half of the Northeast quarter of Section 29, Township 18 North, Range 7 East and containing 2.619 Acres, more or less.

ALSO, a non-exclusive, perpetual easement running with the land for ingress and egress from State Road No. 67 and State Road No. 9, over the following described real estate: Commencing at the Southeast corner of the Northeast Quarter of Section 29, Township 18 North, Range 7 East and running thence West along the South line of said Northeast Quarter, a distance of 1,119.6 feet to the Westerly right-of-way line of State Road No. 9, thence turn an angle to the right, 108 degrees and 26 minutes, and measure Northeasterly 221.1 feet along said Westerly right-of-way line to a point of beginning, thence turn an angle to the left, 66 degrees and 49 minutes, and measure Northwesterly 185.5 feet to the Southeasterly right-of-way line of State Road No. 67, thence Northeasterly 70.0 feet along said right-of-way line, thence turn an angle to the right, 120 degrees and 00 minutes, and measure Southerly 47.57 feet, thence turn an angle to the left, 45 degrees and 46 minutes, and measure Southeasterly 118.89 feet to the Westerly right-of-way line of State Road No. 9, thence Southwesterly 35.95 feet to the point of beginning.

NOTE: The acreage indicated in the legal description is solely for the purpose of identifying the said tract and should not be construed as insuring the quantity of land.