BOOK C759 PAGE 833

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Superx Drugs Corporation 175 Tri-County Parkway Cincinnati, Ohio 45246	Same	Map 117-15 Parcel 1

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P. O. Box 198062, Nashville, TN 37219

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 considerations, the receipt and sufficiency of all of which are hereby acknowledged, HENS Partnership, a Tennessee general partnership comprised of George N. Spiva, Vianda Hale Hill, W. E. Ezell, III and North American Properties, Inc., a Tennessee corporation, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto Superx Drugs Corporation, a Michigan corporation, (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is 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 following:

1. Real estate taxes for the current year which have been prorated between the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $1,550,000.00.

Affiant

Subscribed and sworn to before me this 10th day of January, 1986.

Notary Public
My Commission Expires: 5-13-86

EXHIBIT A

LAND in Davidson County, Tennessee, being part of Lots 1, 2 and 3 of Block "F" and Lot 1 of Block "B" on the Plan of Hillsboro Views Development Company's Subdivision of record in Book 974, pages 64 and 65, Register's Office for said County, being more particularly described according to a survey by Miller/Wihry, Inc. dated September 24, 1984, revised June 20, 1985, as follows:

BEGINNING at an iron rod on the southerly margin of Crestmoor Road, said rod being 313.5 feet more or less west of the center line of Hillsboro Road, said rod also being the common line of subject property and the property belonging to Comdata Network, Inc., as of record in Book 5625, page 416, Register's Office for Davidson County; thence with said margin of Crestmoor Road North 88 degrees 30 minutes 13 seconds East a distance of 235.27 feet to a point; thence with a curve to the right having a radius of 25.00 feet and an arc length of 47.74 feet to a point on the western right of way of Hillsboro Road (U.S. 431); thence the said right of way South 17 degrees 54 minutes 56 seconds West a distance of 139.48 feet to a point on the common line with property belonging to Intereal Company; thence with said common line South 87 degrees 19 minutes 21 seconds West a distance of 211.77 feet to a point on the said common line with Comdata Network, Inc.; thence with said common line North 01 degree 45 minutes 33 seconds West a distance of 169.23 feet to the point of beginning, containing 39,935 square feet, more or less.

This is improved property, known as 3801 Hillsboro Road, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 10th day of January, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

HENS PARTNERSHIP

By: _____

Title: partner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Sarah McGuffey, a Notary Public of the state and county aforesaid, personally appeared GEORGE N. SPIVA, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged his self to be a partner of HENS Partnership, the within named bargainor, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by his self as partner.

WITNESS my hand and seal, this 10th day of January, 1986.

_____
Notary Public
My Commission Expires: 5-13-89

6.7.820

IDENTIFICATION REFERENCE

JAN 10 9 36 AM '86
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
		1,550,000.00	CONV.	

4038.00 STAX
.50 RGST
2.00 MISC
TOTAL 4040.50-
4031A01/12/96 BAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

67820

IDENTIFICATION REFERENCE

JAN 10 9 36 AM '96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN

No. 209415