File 41

SPECIAL WARRANTY DEED

BOOK 7647 PAGE 926

FROM: PRIEST LAKE INVESTMENTS, a Tennessee general partnership, Grantor

TO: KWIK SAK, INC., Grantee

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
Seventeenth Floor
Third National Bank Building
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

PO Box 1147
Columbia, Tenn 38402-1147

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

Kwik Sak, Inc.
PO Box 1147
Columbia, TN 38402-1147

Map-Parcel Numbers

Pt 91-291

Field Book Numbers

5186 09/09 0101 03CHECK 837.50

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Fifty Thousand Dollars ($250,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 6th day of September, 1988.

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: January 21, 1992

FOR AND IN CONSIDERATION OF the sum of Two Hundred Fifty Thousand Dollars ($250,000.00), the receipt and sufficiency of which are hereby acknowledged, Priest Lake Investments, Grantor, has bargained and sold, and by these presents does transfer and convey unto the said KWIK SAK, Inc., Grantee, its heirs, successors, and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Lot Number One (1) as shown on the plan of record of Priest Lake Business Center, Section One, in Book 6900, Page 755, Register's Office for Davidson County, Tennessee.

This is unimproved property, known as .77 acres, Murfreesboro Pike, Nashville, Tennessee.

Grantor hereby reserves unto itself its successors and assigns, a sewer easement along the frontage of said property along Murfreesboro Road as more particularly described on the plan of record referenced hereinabove. Upon the request of Grantor, Grantee agrees to execute such documents as are necessary to effect the dedication of the portion of the property covered by this easement to the Metropolitan Government of Davidson County, Tennessee.

This conveyance is expressly made subject to the matters listed on Exhibit A attached hereto and incorporated herein by reference.

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, its heirs, 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 and has a good right to convey it.

And Grantor does further covenant and bind Grantor, its heirs, successors, and assigns, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise, except as to those matters set forth above to which this conveyance is expressly made subject.

Witness our hands this 1st day of September, 1988.

KWIK SAK, INC.

By: _____

Title: Secretary

PRIEST LAKE INVESTMENTS,
a Tennessee general partnership

By: _____
Doyle R. Monday,
General Partner

By: _____
C. Gregory Smith, Jr.,
General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Launeyer, a Notary Public of said County and State, personally appeared Doyle R. Monday, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of PRIEST LAKE INVESTMENTS, the within named bargainor, a general partnership, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as General Partner.

Witness my hand and seal, at Office in Nashville, this 1st day of September, 1988.

Denise M. Launeyer
Notary Public

My Commission Expires: 3/8/89

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Denise M. Launeyer a Notary Public of said County and State, personally appeared C. Gregory Smith, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a General Partner of PRIEST LAKE INVESTMENTS, the within named bargainor, a general partnership, and that he as such General Partner executed the foregoing instrument for the purposes therein contained, by signing the name of the general partnership by himself as General Partner.

Witness my hand and seal, at Office in Nashville, this 1st day of September 1988.

Denise M. Launeyer
Notary Public

My Commission Expires: 3/8/89

STATE OF TENNESSEE)
COUNTY OF MAURY)

Before me, Brenda C. McCormick-Kennedy a Notary Public of said County and State, personally appeared Robert L. Holloway, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him self to be SECRETARY (or other officer authorized to execute the instrument) of KWIK SAK, INC., the within named bargainor, a corporation, and that he as such SECRETARY executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as Secretary.

Witness my hand and seal, at Office in ~~Nashville~~ COLUMBIA, this 6th day of September, 1988.

Brenda C. McCormick-Kennedy
Notary Public

My Commission Expires: July 22, 1991

EXHIBIT A

ENCUMBRANCES

1. 1988 Davidson County, Tennessee real property taxes and all subsequent years, which constitute a lien on the property but are not yet due and payable.

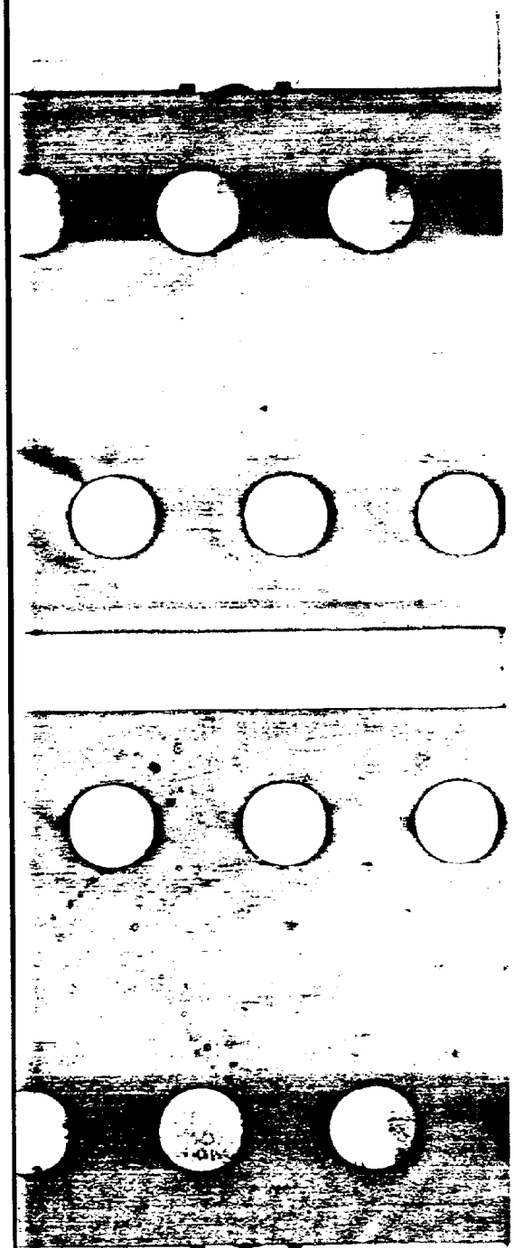
2. Easement for the purpose of overhang, sewer, drainage and utility anchor as shown by survey dated August 2, 1988 by Allen R. Trumbo, Dale & Associates.

3. Easement for the purpose of water lines in favor of the Department of Public Works for the Metropolitan Government of Nashville, of record in Book 7593, page 472 in the Davidson County, Tennessee Register of Deeds Office.

4. Easement and right-of-way as shown by map of record in Plat Book 6900, page 534 in the Davidson County, Tennessee Register of Deeds Office.

6 5 9 3 9.
IDENTIFICATION REFERENCE
SEP 9 8 54 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

1435J/9-02-88



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 TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL
				CAMT
				250000.00
				CON TX 825.00
				PRFEE 0.50
				WDEED 12.00
				TOTAL 837.50
				CHECK 837.50
09/09/88		01		08:55 0001 5186

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

65939

IDENTIFICATION REFERENCE

SEP 9 8 54 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 132230