BOOK 9516 PG 499

This Instrument Prepared By:
R. W. Hardison, Attorney at Law
219 W. Seventh Street
P. O. Box 1967
Columbia, TN 38402-1967

Store # 9
Address 2804 West End Avenu
City/State/Zip Nashville, TN 37203
County Davidson

NAME OF OWNER:	SEND TAX BILLS TO:	TAX PARCEL NO.
Emro Marketing Company P. O. Box 1500 Springfield, OH 45501-1500 513.864.3000	Tax Department Emro Marketing Company P. O. Box 1500 Springfield, OH 45501-1500	104-2-347

OATH: The undersigned affiant does hereby swear of affirm that the actual consideration for transfer of value or value of the property being transferred, whichever is greater, is $724,000.00.

AFFIANT

Sworn to and subscribed before me the undersigned authority this 9 day of November, 1994.

NOTARY PUBLIC
Commission Expires: 4-21-96

SEAL

SPECIAL WARRANTY DEED

This Indenture is made and entered into this 9 day of November, 1994 by and between **KWIK SAK, INCORPORATED,** a corporation organized and existing under and by virtue of the laws of the State of Tennessee ("Grantor") and **EMRO MARKETING COMPANY,** a corporation organized and existing under and by virtue of the laws of the State of Delaware ("Grantee").

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor has bargained and sold and does by these presents bargain, sell, convey and confirm unto Grantee the following described property:

[See Exhibit A attached hereto and incorporated herein by reference.]

To have and to hold the above-described property, together with all rights, titles, interests, easements, appurtenances and hereditaments thereto appertaining, to Grantee, its heirs, successors and assigns forever in fee simple.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed in fee simple of the above-described property, that Grantor has the full, good and lawful right and authority to bargain, sell, convey and confirm the same, that the Grantor will warrant and defend against the lawful claims of all persons claiming the same by, through or under Grantor, and that the above-described property is unencumbered, except for:

[See Exhibit B attached hereto and incorporated herein by reference.]

In Witness Whereof, Grantor has caused this instrument to be executed by and through its duly authorized officers the date first above-written.

07638
IDENTIF. & REFERENCE

94 NOV -9 PM 3:35
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

[CORPORATE SEAL]
none required

KWIK SAK, INCORPORATED

BY: _____
Terry Mays, President

ATTEST: _____
Robert L. Holloway, Jr., Secretary

STATE OF TENNESSEE

COUNTY OF Maury

Before me, the undersigned authority, personally appeared Terry Mays and Robert L. Holloway, Jr., to me known to be the persons described therein (or who proved to me to be the same persons on a satisfactory basis), and who acknowledged themselves to be the President and Secretary of Kwik Sak, Incorporated being authorized to execute the foregoing instrument for the purposes therein contained by signing the name of the corporation as such officers.

Witness my hand and seal at office in the aforesaid state and county this 9 day of November, 1994.

Janice Miller
NOTARY PUBLIC
Commission Expires: 4-21-96

FOR REGISTER'S USE ONLY:

Return Document to:
Lawyers Title of Columbia, Inc.
Attn: Title Department
P. O. Box 1505
Columbia, TN 38402-1505
615.381.4053

EXHIBIT A

SITUATE in Davidson County, Tennessee, being the northerly part of Lot No. 1 and Lot No. 2 on the Plan of Alexander Erwin's Subdivision of Lot 44, Boyd Cockrill Spring Tract, as of record in Book 161, page 18, Register's Office for said county, and more particularly described as follows:

Beginning at an iron rod in the northerly right of way margin of West End Avenue, said point also being the southwest corner of Lot No. 2; thence leaving said right of way N 36 degrees 19' 03" W 131.0 feet to an iron rod in the southerly margin of a 10 foot alley; thence with said margin N 54 degrees 02' E 120.0 feet to an iron rod in the western right of way margin of 28th Avenue North; thence with said right of way S 36 degrees 04' 48" E 128.0 feet to an iron rod in the northerly right of way margin of West End Avenue; thence along said right of way with a curve to the left in a southwesterly direction (chord bearing and distance S 52 degrees 35' 45" W 119.49 feet) having a radius of 1,000 feet, an interior angle of 6 degrees 51' 01" a distance of 119.56 feet to the point of beginning, said tract containing 0.35 acres, more or less; according to survey dated August 15, 1993 by A & A Engineers, Inc.

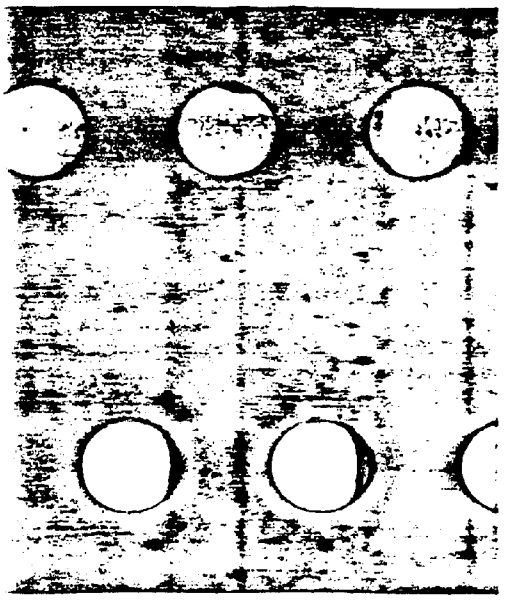
BEING the same property conveyed to Kwik Sak, Incorporated by instrument dated July 29, 1993 of record in Book 9089 at page 287 in the Davidson County, Tennessee Register of Deeds office.

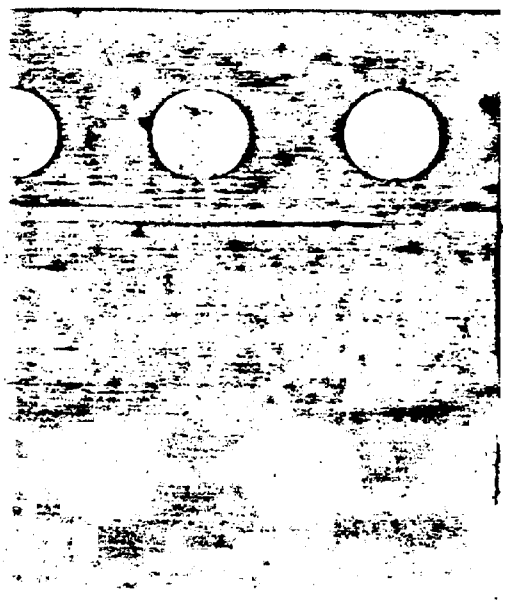
(Tax Parcel # 104-2-347)

EXHIBIT B

1. Subject to the following matters shown by "as built" survey dated August 13, 1994 by A & A Engineers, Inc.: telephone line; light standard; and minimum building setbacks.

2596 11/09 0101 03CHECK 2691.80





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9516 PG 502

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
			CAMT	724000.00
			CON TX	2678.80
			PRFEE	1.00
			WDEED	12.00
			TOTAL	2691.80
			CHECK	2691.80
11/09/94	01		16:34 0001	2596

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07638
IDENTIF. ↑ REFERENCE

94 NOV -9 PM 3:35
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 852698