BOOK 9516 PG 503

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

Store # 10
Address 230 Thompson Lane
City/State/Zip Nashville, TN 37211
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	119-9-197

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 $302,000.00.

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 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.

07639
IDENTIF. ↑ REFERENCE

'94 NOV -9 PM 3:36
KWIK SAK, INCORPORATED
DAVIDSON COUNTY, TN.

PICK-UP

[Corporate Seal]
none required

KWIK SAK, INCORPORATED

BY: _____
Terry Mays, President

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

BOOK 9516 PG 504

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

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

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 the Twenty-sixth (26th) Councilmanic district of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northerly margin of Thompson Lane, said point being the most southwesterly corner of the herein-described tract and the most southeasterly corner of the property conveyed to Direct Oil Company as of record in Book 5207, page 408, Register's office, Davidson County, Tennessee; thence with the easterly line of said Direct Oil Company Property N 03 degrees 01' 00" E a distance of 108.62 feet to a point; thence leaving the line of said Direct Oil Company Property and with the southerly line of the Walter N. Wallace property of record in Book 5677, page 745, Register's Office, Davidson County, Tennessee S 87 degrees 37' 02" E a distance of 125.57 feet to a point on the westerly margin of Logan Street; thence with said margin of Logan Street S 03 degrees 40' 30" W a distance of 91.88 feet to a point; thence with a return curve to the right having a radius of 20.00 feet, a delta of 90 degrees 14' 21", a chord bearing of S 48 degrees 47' 40" W, an arc distance of 31.50 feet to an iron pin in the northerly margin of Thompson Lane; thence with said margin of Thompson Lane N 86 degrees 05' 09" W a distance of 104.21 feet to the point of beginning, containing 0.314 acres of 13,691 square feet, more or less; according to survey dated August 13, 1994 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.

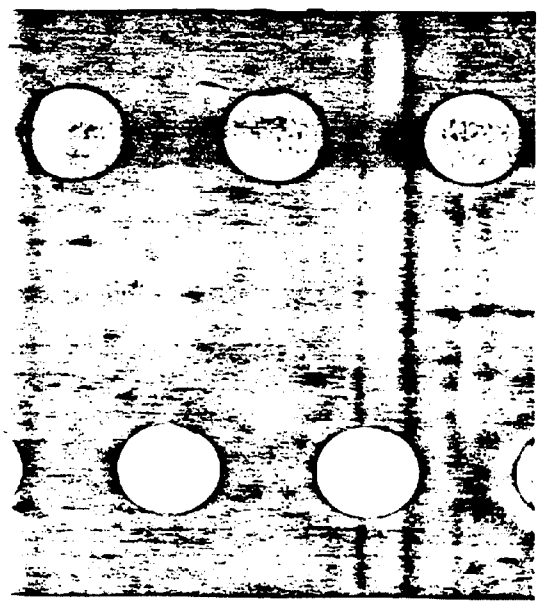
(Tax Parcel # 119-9-197)

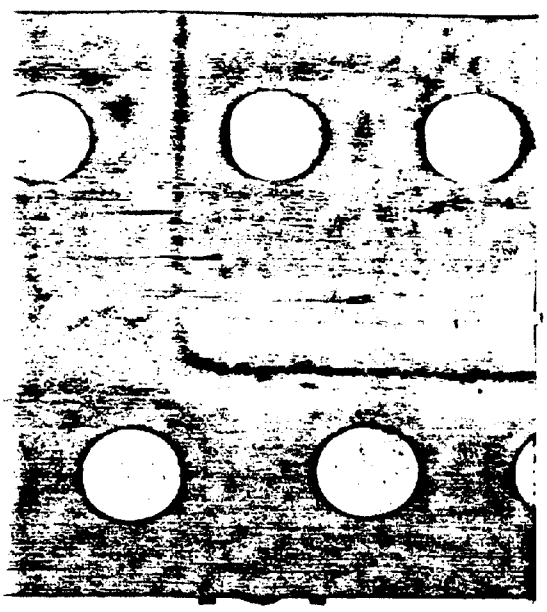
EXHIBIT B

1. Subject to the following matters shown by "as built" survey dated August 13, 1994 by A & A Engineers, Inc.: encroachment by air-conditioning unit onto adjoining property and minimum building setbacks.

2597 11/09 0101 03CHECK 1130.40

9516





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9516 PG 506

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 302000.00
CON TX 1117.40
PRFEE 1.00
WDEED 12.00
TOTAL 1130.40
CHECK 1130.40

11/09/94 01 16:35 0001 2597

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07639
IDENTIF. ↑ REFERENCE

94 NOV -9 PM 3:36

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 852699