BOOK 9516PG511

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

Store # 14
Address 109 Millwood Drive
City/State/Zip Nashville, TN 37217
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	106-16-71

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 $236,000.00.

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.

U 1 0 4 1
IDENTIF. & REFERENCE

'94 NOV -9 PM 3:37
REGISTER
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 512

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

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

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

BOOK 9516PG513

SITUATE in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section 3, Millwood, as of record in Plat Book 4595, page 190, Registers Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the Eastern right of way margin of Murfreesboro Road said pin being the Southwest corner of this tract; thence leaving said right of way N 45 degrees 59' E 125.00 feet to a mark in the concrete; thence S 49 degrees 00' E 50.19 feet to a railroad spike; thence S 41 degrees 00' W 99.53 feet to a railroad spike the beginning of a curve to the right having a delta angle of 90 degrees 00' a radius of 25.00 feet, a tangent of 25.00 feet, a length of 39.27 feet, and a chord bearing and distance of S 86 degrees 00' W 35.35 feet to a point in the concrete; thence N 49 degrees 00' W 36.05 feet to the point of beginning containing 6792 square feet more or less; according to survey dated August 31, 1994 by A & A Engineers, Inc.

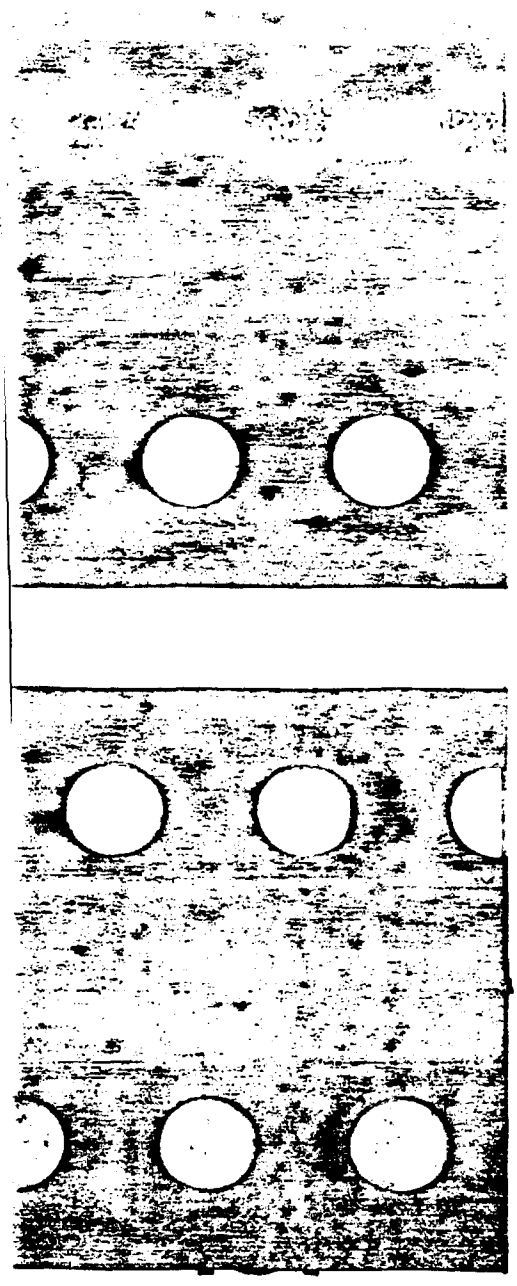
BEING the same property conveyed to Kwik Sak, Incorporated by instrument dated May 14, 1993 of record in Book 9047 at page 673 in the Davidson County, Tennessee Register of Deeds office.

(Tax Parcel # 106-16-71)

EXHIBIT B

1. Subject to the following matters shown by "as built" survey dated August 31, 1994 by A & A Engineering, Inc.: sign encroachment onto public right of way; and minimum building setbacks.

2599 11/09 0101 03CHECK 886.20



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9516PG514

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	
				236000.00
			CON TX	873.20
			PRFEE	1.00
			WDEED	12.00
			TOTAL	886.20
			CHECK	886.20
11/09/94	01	16:35	0001	2599

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07641
IDENTIF. ↑ REFERENCE

94 NOV -9 PM 3:37
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 852701