BOOK 9516PG515

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

Store # 15
Address 5835 Old Hickory Blvd.
City/State/Zip Hermitage, TN
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	97-121

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 $395,000.00.

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.]

07642
IDENTIF. ↑ REFERENCE

94 NOV -9 PM 3:37
FELIX ... REGISTER
DAVIDSON COUNTY, TENN.

PICK-UP

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

KWIK SAK, INCORPORATED

BY: _____
Terry Mays, President

[Corporate Seal]
none required

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

BOOK 9516PG517

SITUATE in the Thirteenth (13th) Councilmanic district of Davidson County, Tennessee, and being Lot No. 1 on the plan of Kwik Sak Market of record in Book 6050, page 342, RODC, TN and being described according to a survey by J. Bruce Rainey, Surveyor, #823 dated September 7, 1994 and known as Job No.: 940318 as follows:

Beginning at an iron pin set on the westerly margin of Old Hickory Blvd at its intersection with the southerly margin of Mill Road; thence with the westerly margin of Old Hickory Blvd South 40 degrees 52 minutes 00 seconds East 127.00 feet to an iron pin set this survey; thence leaving the margin of Old Hickory Blvd. South 49 degrees 06 minutes 32 seconds West 171.65 feet to an existing iron pin; thence North 40 degrees 49 minutes 25 seconds West 127.16 feet to an existing iron pin; thence North 49 degrees 10 minutes 25 seconds East 171.55 feet to the point of beginning, containing 21,804 square feet, more or less (0.50 acres more or less); according to survey dated September 7, 1994 by Bruce Rainey & Associates.

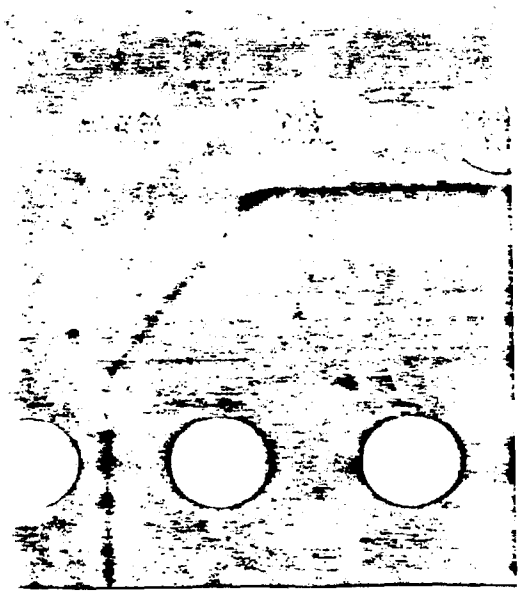
BEING the same property conveyed to Kwik Sak, Incorporated by instrument of record in Book 9047 at page 673 in the Davidson County, Tennessee Register of Deeds office.

(Tax Parcel # 97-121)

EXHIBIT B

1. Subject to the following matters as shown by "as built" survey dated September 7, 1994 by Bruce Rainey & Associates: minimum building setbacks.

2600 11/09 0101 03CHECK 1474.50



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

RECEIVED OF _____

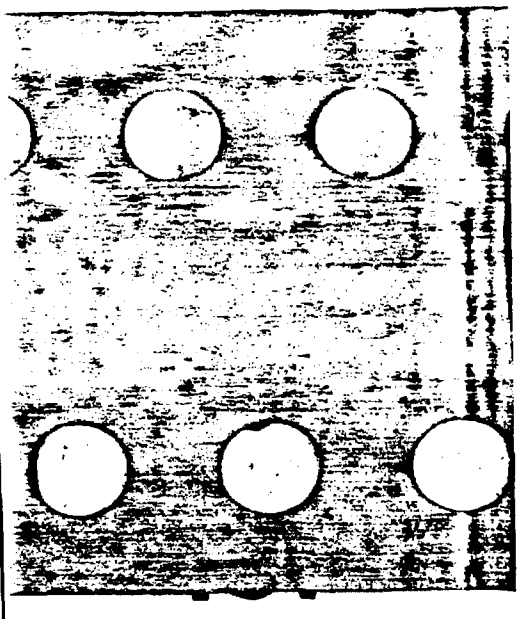
FOR _____

BOOK 9516 PG 518

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	
			395000.00	
			CON TX	1461.50
			PRFEE	1.00
			WDEED	12.00
			TOTAL	1474.50
			CHECK	1474.50
11/09/94	01	16:36	0001	2600

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



07642
IDENTIF. ↑ REFERENCE

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

No. 852702