(1)

BOOK 9516 PG 519

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

Store # 27
Address 4160 Clarksville Pike
City/State/Zip Nashville, TN 37218
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	58-16-140

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 $277,000.00.

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.

07643
IDENTIF. ↑ REFERENCE

94 NOV -9 PM 3:37
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

[Corporate Seal]
none required

KWIK SAK, INCORPORATED

BY: _____
Terry Mays, President

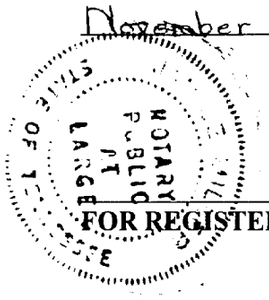
ATTEST: _____
Robert L. Holloway, Jr., Secretary

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

BOOK 9516PG521

TRACT 1:

SITUATE in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 1 in the plan of Fulcher Square, of record in Plat book 5190, page 727 Register of Deeds Office, Davidson County, Tennessee and more particularly described as follows:

Beginning at an iron pin in the Easterly right of way margin of Clarksville Pike (US 41A) being the southwest corner of this property; thence with said right of way N 8 degrees 38' 13" E 146.76 feet to an iron pin; thence with a curve to the right having an interior angle of 70 degrees 35' 37", a radius of 30.00 feet, a tangent of 21.24 feet and a chord of N 43 degrees 55' 39" E 34.67 feet, a distance of 36.96 feet to an iron pin in the southerly right of way margin of Kings Lane; thence with said right of way N 79 degrees 13' 50" E 190.81 feet to an iron pin; thence leaving said right of way S 8 degrees 38' 13" W 238.46 feet to an iron pin; thence N 81 degrees 21' 47" W 200.00 feet to the point of beginning, containing 40,564 square feet or 0.93 acres more or less; according to survey dated August 30, 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 9025 at page 832 in the Davidson County, Tennessee Register of Deeds office.

(Tax Parcel # 58-16-140)

TRACT 2:

There is also included a drainage easement of record in Book 9516 at page 532 in the Davidson County, Tennessee Register of Deeds office.

TRACT 3:

There is also included a Slope Easement of record in Book 9516 at page 523 in the Davidson County, Tennessee Register of Deeds office.

EXHIBIT B

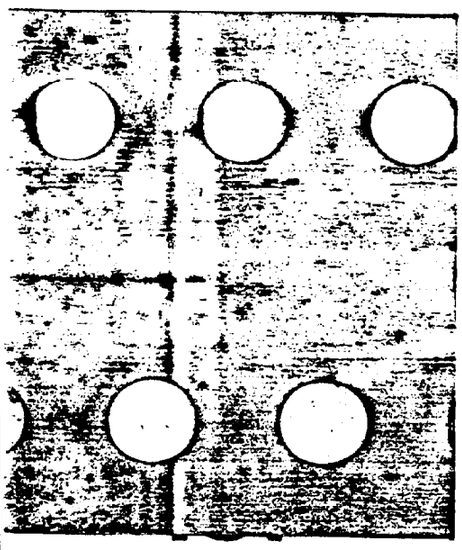
1. Deed of Trust dated September 15, 1987, executed by M & M Development Company, securing an indebtedness in favor of Maury Federal Savings Bank (now Trans Financial Bank), in the original amount of $280,000.00, of record in Book 7368 at page 146 in the Davidson County, Tennessee Register of Deeds Office.

   The note secured by the above-referenced deed of trust was assumed by Emro Marketing Company, by assumption instrument of record in Book 9516 at Page 651 in the Davidson County, Tennessee Register of Deeds Office.

2. Subject to the following matters as shown by "as built" survey dated August 30, 1994 by A & A Engineers, Inc.: sanitary sewer and/or storm drainage easement (Book 6167, pages 604 and 607); electric and telephone lines and minimum building setbacks.

02/14/96 0101 03CHECK 1037.00





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

RECEIVED OF _____

FOR _____

BOOK 9516 PG 522

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 277000.00
				CON TX 1024.80
				PRFEE 1.00
				WDEED 12.00
				TOTAL 1037.80
				CHECK 1037.80
11/09/94	01			16:36 0001 2601

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07643
IDENTIF. ↑ REFERENCE

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

No. 852703