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

Store # 28
Address 1804 Antioch Pike
City/State/Zip Antioch, TN 37013
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	148-193

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 $432,000.00.

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.

94 NOV -9 PM 3:38
FELIX ... REGISTER
DAVIDSON COUNTY

PICK-UP

07646
IDENTIF. ↑ REFERENCE

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

Land in Davidson County, Tennessee, being Lot No. 1 of the Mill Creek Commercial Park Subdivision of record in Book 5200, page 5, Register's Office for said County, which amends Book 5190, page 577, Register's Office for said County, being more particularly described as follows:

Beginning at a point on the East right of way line of Antioch Pike and being 40 feet from the centerline of Antioch Pike; thence N 25 deg. 03' 45" E 110.0 feet to a point; thence S 64 deg. 56' 15" E a distance of 235.21 feet to a point being approximately the center of Mill Creek; thence S 38 deg. 59' 30" W 68.08 feet to a point; thence S 41 deg. 17' 16" W 100.04 feet to a point; thence S 44 deg. 58' 52" W 120.14 feet to a point on the East right of way line of Antioch Pike; thence along said right of way line N 31 deg. 58' 36" W 25.35 feet to the beginning of a curve; thence with said curve having a delta angle of 13 deg. 37' 13", a radius of 369.26 feet, a length of 87.78 feet and a chord bearing and length of N 25 deg. 09' 54" W 87.57 feet to a point, the beginning of a curve; thence with said curve having a delta angle of 19 deg. 04' 59", a radius of 341.74 feet, a length of 113.82 feet and a chord bearing and length of N 7 deg 43' 20" W 113.32 feet to the point of beginning, said tract containing 1.02 Acres, more or less; according to survey dated September 2, 1994 by A & A Engineers, Inc.

BEING a portion of 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 #148-193

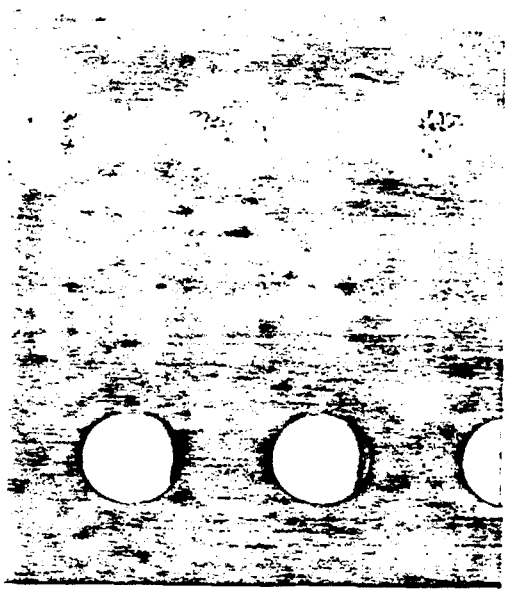
EXHIBIT B

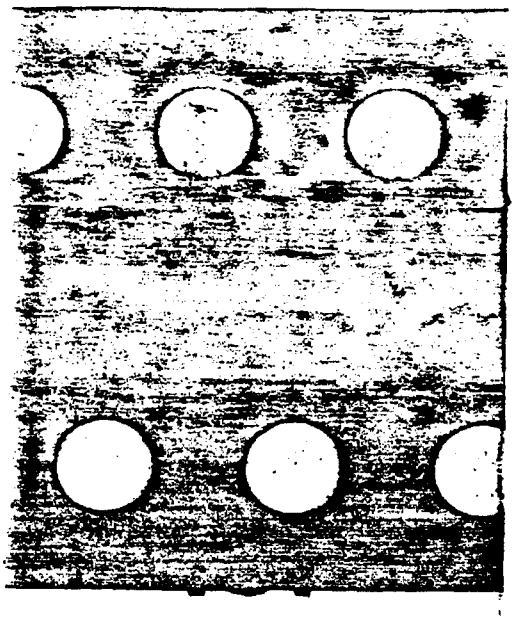
1. Deed of Trust dated September 15, 1987, executed by M & M Development Company, securing an indebtedness in favor of Maury Federal Savings Bank (now Trans Financial Bank), in the original amount of $280,000.00, of record in Book 7368 at page 146 in the Davidson County, Tennessee Register of Deeds Office.

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

2. Subject to the following matters as shown by "as built" survey dated September 2, 1994 by A & A Engineers, Inc.: gas line, electric and telephone lines, drainage easements (Plat Book 5190, page 577) and sanitary sewer and/or storm drainage easements (Book 6530 page 725, Book 6605 page 236 and Book 6314 at page 227) and minimum building setback.

2604 11/09 0101 03CHECK 1611-40





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9516PG543

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 432000.00
CON TX 1598.40
PRFEE 1.00
WDEED 12.00
TOTAL 1611.40
CHECK 1611.40

11/09/94 01 16:37 0001 2604

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07646
IDENTIF. ↑ REFERENCE

94 NOV -9 PM 3:38
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 852706