BOOK 9516PG544

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

Store # 29
Address 2012 South Hamilton Road
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**	**70-13-119**

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 $431,000.00.

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 3:37
REGISTER
DAVIDSON COUNTY, TN

PICK-UP

07647
IDENTIF. & REFERENCE

[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 9516PG546

Situate in Davidson County, Tennessee and Being Lot No. 1 of the Mays and Morgan Subdivision, as recorded in Plat Book 6200, Page 680, Registers Office of Davidson County, Tennessee, and being more particularly described as follows.

Beginning at an iron pin in the Southerly right of way of Clarksville Pike (US41A), the common corner of Lots 1 and 2 as shown on said plan, the Northeast corner of the herein described property; thence S 27 deg. 59' 52" W 70.24 feet to an iron pin; thence S 34 deg. 10' 51" W 37.06 feet to an iron pin; thence N 57 deg. 58' 47" W 53.64 feet to an iron pin; thence N 57 deg. 58' 47" W 166.69 feet to an iron pin in the Easterly margin of South Hamilton Road; thence following the margin of said road N 32 deg. 32' 17" E 26.93 feet to a point; thence along a curve with a delta angle of 13 deg. 30' 03", a radius of 168.02 feet, a tangent of 19.89 feet, having a chord of N 38 deg. 07' 09" E 39.50 feet, a distance of 39.59 feet to an iron pin; thence along a curve with a delta angle of 55 deg. 06' 38", a radius of 48.00 feet, a tangent of 25.05 feet, having a chord of N 77 deg. 03' 02" E 44.41 feet, a distance of 46.17 feet to an iron pin; thence along a curve with a delta angle of 20 deg. 55' 11", a radius of 168.00 feet, a tangent of 31.02 feet, having a chord of S 70 deg. 21' 53" E 61.00 feet, a distance of 61.34 feet to an iron pin; thence along the southerly margin of Clarksville Pike S 56 deg. 17' 27" E 121.42 feet to the point of beginning; containing 22,827 square feet, more or less; according to survey dated August 29, 1994 by A & A Engineers, Inc.

BEING the same property conveyed to Kwik Sak, Incorporated by instrument of record in Book 9025 at page 832 in the Davidson County, Tennessee Register of Deeds office.

Tax Parcel #70-13-119

EXHIBIT B

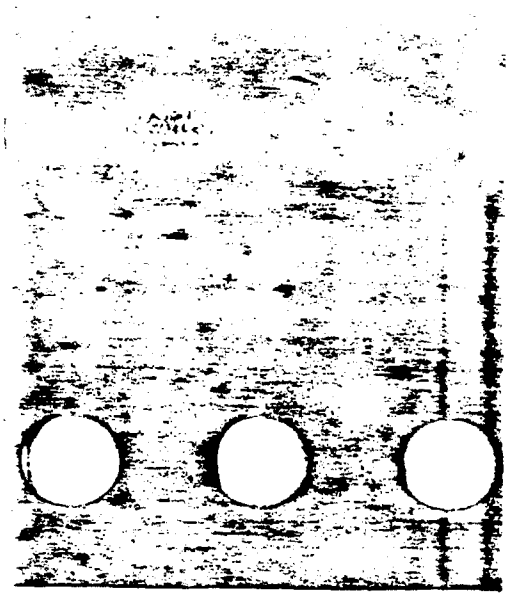
1. Deed of Trust dated September 15, 1987, executed by M & M Development Company, securing an indebtedness in favor of Maury Federal Savings Bank (now Trans Financial Bank), in the original amount of $280,000.00, of record in Book 7368 at page 152 in the Davidson County, Tennessee Register of Deeds Office.

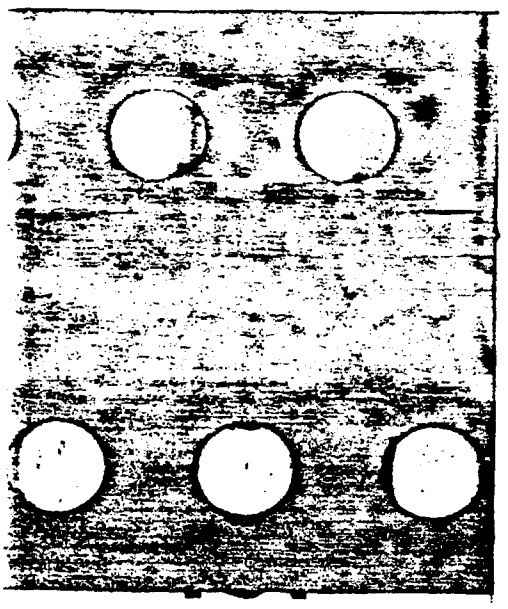
   The above-referenced deed of trust is subject to amendment by instrument of record in Book 9050 at page 215 in the Davidson County, Tennessee Register of Deeds Office.

   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 29, 1944 by A & A Engineers, Inc.: sanitary sewer easement (Book 6661 page 219), electric line and minimum building setback.

2605 11/09 0101 03CHECK 1607.70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9516PG547

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 431000.00
CON TX 1594.70
PRFEE 1.00
WDEED 12.00
TOTAL 1607.70
CHECK 1607.70

11/09/94 01 16:38 0001 2605

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07647
IDENTIF. & REFERENCE

94 NOV -9 PM 3:39
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 852707