BOOK 9516 PG 548

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

Store # 34
Address 4201 Lebanon Road
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	75-10-1.1

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 $560,000.00

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 3:39
FELIX ... REGISTER
DAVIDSON COUNTY TN

PICK-UP

07648
IDENTIF. & REFERENCE

KWIK SAK, INCORPORATED

BY: _____
Terry Mays, President

[Corporate Seal]
none required

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

BOOK 9516PG549

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

SITUATE in the First (1st) Councilmanic district of Davidson County, Tennessee, and being part of Reserve Parcel B on the plan of Hermitage Estates of record in Book 3300, page 70 & 71, RODC, and being more particularly described as follows:

Beginning at an existing monument on the northerly margin of Tyler Drive, said point of beginning being the Southwest corner of Lot No. 33 on the plan of Hermitage Estates of record in Book 3300, page 70 & 71, said point of beginning also being the Southeast corner of the herein described tract; thence with the northerly margin of Tyler Drive North 51 degrees 58 minutes 01 seconds West 150.00 feet to an iron pin set this survey; thence with a curve to the right having a radius of 50.00 feet and a long chord of 15.23 feet, said chord having a bearing of North 43 degrees 12 minutes 23 seconds West a distance along the curve of 15.29 feet to an iron pin set this survey; thence with a curve to the right having a radius of 22.00 feet and a long chord of 19.86 feet, said chord having a bearing of North 08 degrees 01 minutes 43 seconds East, a distance along the curve of 20.61 feet to an iron pin set this survey; thence with the easterly margin of Lebanon Road North 34 degrees 51 minutes 14 seconds East 181.03 feet to an existing P.K. nail; thence leaving the margin of Lebanon Road and with a 1 foot concrete retaining wall South 51 degrees 57 minutes 37 seconds East 185.03 feet to an iron pin set this survey in the line of said Hermitage Estates, Lots 31, 32 & 33; thence with the line of Lots 31, 32 & 33 South 38 degrees 01 minutes 59 seconds West 200.25 feet to the point of beginning, containing 35,862 square feet more or less (0.82 acres more or less); according to survey dated August 24, 1994 by Bruce Rainey & Associates.

BEING the same property conveyed to Kwik Sak, Inc. by instrument dated May 22, 1992 of record in Book 8643 at page 391 in the Davidson County, Tennessee Register of Deeds office.

(Tax Parcel # 75-10-1.1)

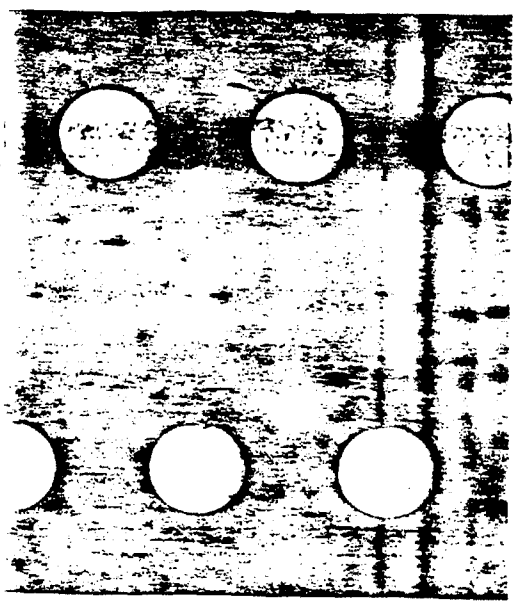
EXHIBIT B

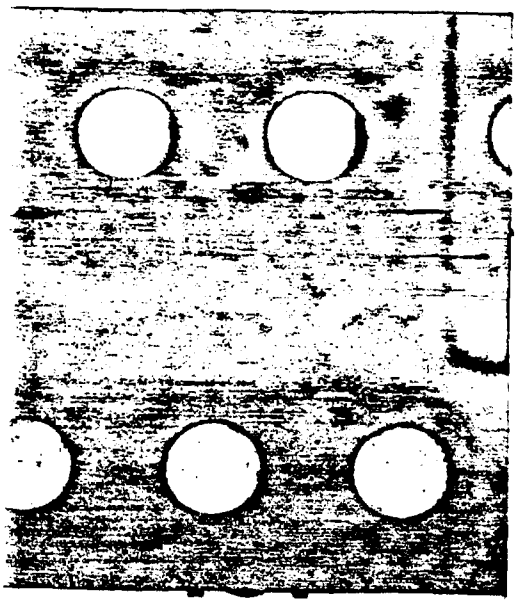
1. Deed of Trust dated May 22, 1992, executed by Kwik Sak, Inc., securing an indebtedness in favor of Trans Financial Bank of Tennessee, in the original amount of $2,100,000.00, of record in Book 8643 at page 394 in the Davidson County, Tennessee Register of Deeds Office.

   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 August 24, 1994 by Bruce Rainey & Associates: public utility and drainage easement (Plat Book 3300, page 71) and minimum building setback.

2606 11/09 0101 03CHECK 2085.00





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9516 PG 551

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
560000.00
CON TX 2072.00
PRFEE 1.00
WDEED 12.00
TOTAL 2085.00
CHECK 2085.00
11/09/94 01 16:38 0001 2606

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07648
IDENTIF. # REFERENCE

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

No. 852708