BOOK 9516PG552

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

Store # 36
Address 4820 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	65-13-110

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 3:50
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN

PICK-UP

07649
IDENTIF. # REFERENCE

[Corporate Seal]
none required

KWIK SAK, INCORPORATED

BY: _____
Terry Mays, President

ATTEST _____
Robert L. Holloway, Jr., Secretary

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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 BOOK 9516PG554

SITUATE in the Twelfth (12th) Councilmanic district of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set on the southerly margin of U.S. Highway 70, said point of beginning being in the line of the Steve Armistead property of record in Book 6948, page 722 RODC, TN. and also being 52 feet South of the centerline of said U.S. Highway 70; thence with Armistead's line South 03 degrees 29 minutes 38 seconds West 220.00 feet to an existing iron pin; thence leaving Armistead South 72 degrees 58 minutes 24 seconds West 141.46 feet to an iron pin set this survey; thence North 19 degrees 20 minutes 02 seconds West 176.93 feet to an iron pin set this survey; thence with a curve to the right having a radius of 25.00 feet and a chord of 7.73 feet, said chord having a bearing of North 05 degrees 13 minutes 28 seconds West a distance along the curve of 7.76 feet to an existing hub and tack; thence with the southerly margin of said U.S. Highway 70 and a curve to the left having a radius of 3,326.04 feet and a chord of 225.17 feet, said chord having a bearing of North 67 degrees 26 minutes 49 seconds East a distance along the curve of 225.21 feet to the point of beginning, containing 35,174 square feet more or less (0.81 acres more or less); according to survey dated September 8, 1994 by Bruce Rainey & Associates.

BEING the same property conveyed to Kwik Sak, Inc. by instrument dated September 18, 1987 of record in Book 7378 at page 379 in the Davidson County, Tennessee Register of Deeds office.

(Tax Parcel # 65-13-110)

EXHIBIT B

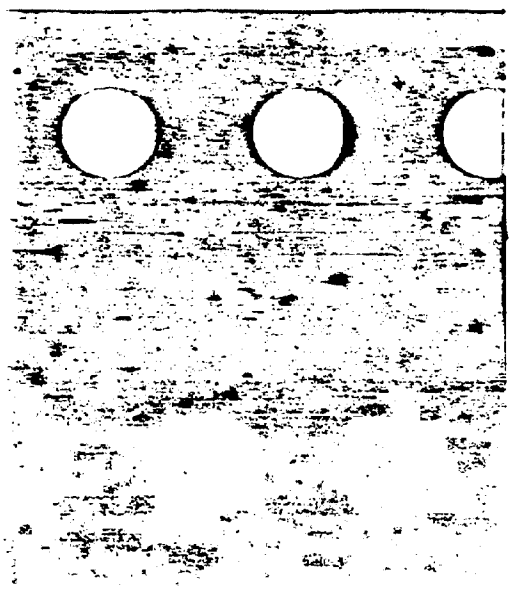
1. Deed of Trust dated November 1, 1993, executed by Kwik Sak, Inc., securing an indebtedness in favor of First American National Bank, in the original amount of $685,000.00, of record in Book 9135 at page 877 in the Davidson County, Tennessee Register of Deeds Office.

   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 September 8, 1994 by Bruce Rainey & Associates: minimum building setback.

2607 11/09 0101 03CHECK 1607.70





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9516 PG 555

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 2607

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

07649
IDENTIF. ↑ REFERENCE

94 NOV -9 PM 3:40
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 852709