BOOK 9516 PG 581

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

Store # 39
Address 1480 Robinson Road
City/State/Zip Old Hickory, 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	53-2-112

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 $716,000.00.

AFFIANT

Sworn to and subscribed before me the undersigned authority this 9 day of November, 1994.

NOTARY PUBLIC
Commission Expires: 4-21-96

SEAL

2612 11/09 0101 03CHECK 2662.20

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.

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

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 9516 PG 583

SITUATE in the Twelfth (12th) Councilmanic district of Davidson County, Tennessee, and being Lot No. 1 on the Plan of Riverfront Shopping Center Section 1 of record in Book 6200, page 860, RODC, TN. and being more particularly described as follows:

Beginning at an iron pin on the southerly margin of Robinson Road (State Route 45), said point of beginning being 40' Southwesterly from the centerline of said Robinson Road; thence with the southerly margin of Robinson Road South 49 degrees 49 minutes 46 seconds East 186.25 feet to a concrete monument; thence with a turnout curve to the right having a radius of 25.00 feet and a long chord of 35.83 feet said chord having a bearing of South 04 degrees 03 minutes 18 seconds East a distance along the curve of 39.95 feet to a concrete monument; thence with the westerly margin of Merritt Street South 41 degrees 43 minutes 08 seconds West 161.80 feet to an iron pin; thence leaving the margin of said Merritt Street North 49 degrees 59 minutes 29 seconds West 206.86 feet to a iron pin; thence North 40 degrees 10 minutes 14 seconds East 188.00 feet to the point of beginning, containing 0.90 acres more or less; according to survey dated August 26, 1994 by Bruce Rainey & Associates.

BEING the same property conveyed to Kwik Sak, Inc. by instrument dated September 22, 1989 of record in Book 7944 at page 496 in the Davidson County, Tennessee Register of Deeds office.

(Tax Parcel # 53-2-112)

EXHIBIT B

1. Deed of Trust dated September 22, 1989, executed by Kwik Sak, Inc., securing an indebtedness in favor of Third National Bank, in the original amount of $600,000.00, of record in Book 7944 at page 501 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.

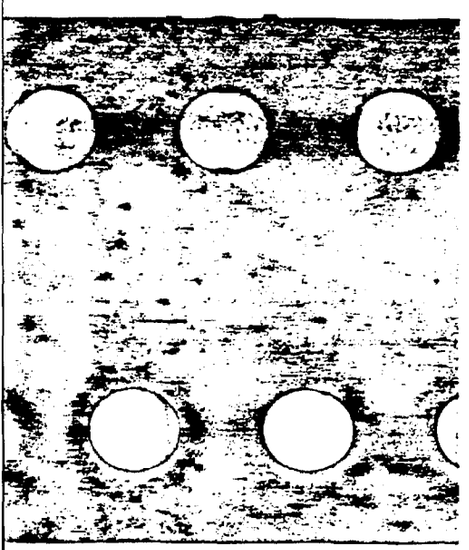
2. Covenants, conditions and restrictions as set forth in instrument of record in Book 7584 at page 347 which were amended in Book 8083 at page 496 in the Davidson County, Tennessee Register of Deeds Office.

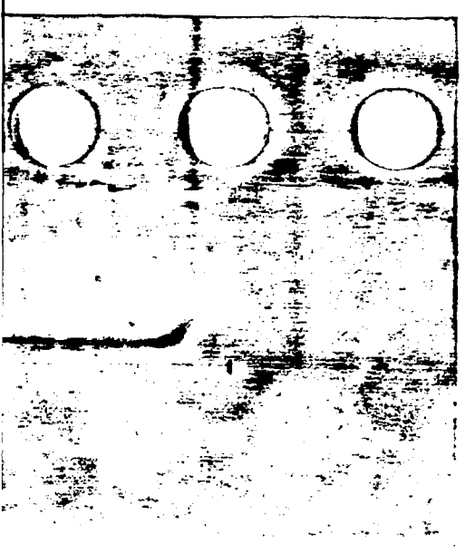
3. Subject to the following matters as shown by "as built" survey dated August 26, 1994 by Bruce Rainey & Associates: sewer easement (Book 7900 page 769), public utility easement (Plat Book 6200 page 860 and Plat Book 6900 page 929), car wash encroaches onto public utility easement and minimum building setbacks.

07654
IDENTIF. ↑ REFERENCE

94 NOV -9 PM 3:42
FELIX A. [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9516 PG 584

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 716000.00
CON TX 2649.20
PRFEE 1.00
WDEED 12.00
TOTAL 2662.20
CHECK 2662.20

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/09/94 01 16:41 0001 2612

07654
IDENTIF. ↑ REFERENCE

94 NOV -9 PM 3:42

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 852714