BOOK 9516PG585

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

Store # 41
Address 1451 Donelson Pike
City/State/Zip Nashville, 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	134-291

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 $737,000.00.

AFFIANT

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

NOTARY PUBLIC
Commission Expires: 4-21-96

SEAL

2613 11/09 0101 03CHECK 2739.90

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 M 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

SITUATE in the Twenty-eighth (28th) Councilmanic district of Davidson County, Tennessee, and being Lot No. 4 on the Plan of Airpark West properties of record in Book 6200, page 915 RODC, TN and being more particularly described as follows:

Beginning at a point on the northerly margin of Harding Place, said point of beginning being the Southeastern corner of the herein described tract; thence with the northerly margin of Harding Place North 80 degrees 20 minutes 00 seconds West 164.00 feet to an existing iron pin; thence continuing with Harding Place North 46 degrees 08 minutes 12 seconds West 79.95 feet to an existing iron pin on the easterly margin of Donelson Pike 50 feet East of the centerline; thence with the easterly margin of Donelson Pike North 22 degrees 13 minutes 12 seconds East 173.92 feet to an existing iron pin; thence leaving the margin of Donelson Pike South 80 degrees 25 minutes 20 seconds East 192.33 feet to an iron pin set this survey; thence South 09 degrees 40 minutes 00 seconds West 215.00 feet to the point of beginning, containing 1.03 acres more or less; according to survey dated September 6, 1994 by Bruce Rainey & Associates.

BEING the same property conveyed to Kwik Sak, Inc. by instrument dated July 2, 1990 of record in Book 8154 at page 933 in the Davidson County, Tennessee Register of Deeds office.

(Tax Parcel # 134-291)

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 9516 at Page 651 in the Davidson County, Tennessee Register of Deeds Office.

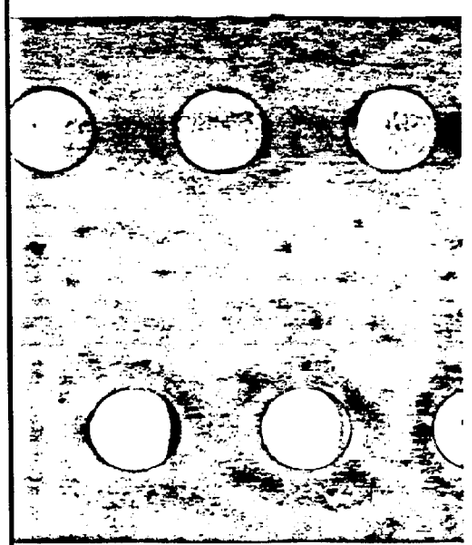
2. Storm Water Detention Agreement of record in Book 72276 at page 908 in the Davidson County, Tennessee Register of Deeds office.

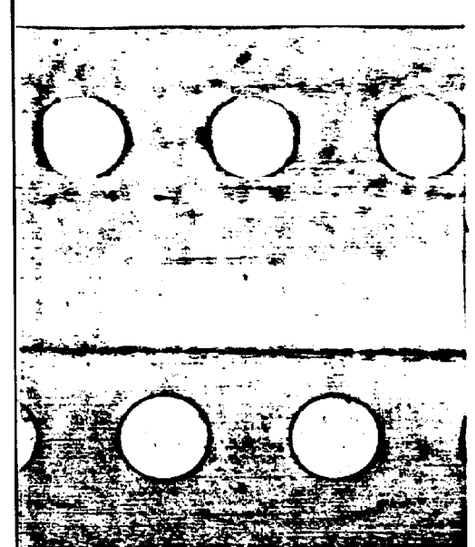
3. Subject to the following matters shown by "as built" survey dated September 6, 1994 by Bruce Rainey & Associates: public utility easement (Plat Book 6200 page 915), sewer and/or storm drainage easements (Book 7797 page 453 and Book 4260 page 686), water lines and minimum building setback.

07655
IDENTIF. ↑ REFERENCE

94 NOV -9 PM 3:42
FELIX Z. [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 588

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 737000.00
CON TX 2726.90
PRFEE 1.00
WDEED 12.00
TOTAL 2739.90
CHECK 2739.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/09/94 01 16:41 0001 2613

07655
IDENTIF. & REFERENCE

94 NOV -9 PM 3:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 852715