This instrument prepared by Robert L. Holloway, Jr., Attorney at Law, P. O. Box 90 Columbia, Tennessee 38402-0090. mail

QUITCLAIM DEED

For and in consideration of the sum of One Dollar ($1.00), cash in hand paid, **KS REALTY, INC. (formerly KWIK SAK, INC.)** does hereby sell transfer, quitclaim and convey unto **KS REALTY, LLC**, its successors and assigns, all right, title, interest and estate, in and to the following described property, lying and being in Davidson County, Tennessee and more particularly described as follows:

PARCEL 1: (for reference only, Haywood Square Shopping Center)

A tract of land in the 5th Civil District of Davidson County, Tennessee, being Lot 1 of proposed subdivision of Reserve Parcel "B" of Phillips' 66 Park, and more particularly described as follows:

Beginning at a concrete monument set in the south right-of-way of Haywood Lane, said monument being the Northeast corner of Lot 1 of Phillips' 66 Park as of record in Book 3842, Page 209, Register's Office for Davidson County, Tennessee, and proceeding as follows:

South 74 deg. 05 min. East a distance of 162.73 feet to an iron pin; thence South 16 deg. 05 min. 44 sec. West, passing a concrete monument at 74.92 feet, a total distance of 219.03 feet to an iron pin; thence South 60 deg. 44 min. 54 sec. West a distance of 267.06 feet to an iron pin set in the East right-of-way of Ezell Road; thence with said right-of-way in a curve to the north having a radius of 620.0 feet a distance of 200.0 feet to an iron pin set at the southwest corner of said Lot One of Phillips' 66 Park Subdivision; thence with the line of said Lot One, North 79 deg. 51 min. East a distance of 200.13 feet to a concrete monument set at the southeast corner of said Lot One of Phillips' 66 Park Subdivision; thence with the East line of said Lot One North 02 deg. 17 min. 50 sec. East a distance of 162.65 feet to the beginning, and containing 1.5 acres, more or less.

Being the same property conveyed to Kwik Sak, Incorporated by deed of record from W. Terrence Mays, J. A. Morgan, Robert L. Holloway, Jr., Successor in Trust to Lee Holloway and d/b/a KS Realty Company, a Tennessee General Partnership, in deed of record at Book 9047, Page 670, Register's Office of Davidson County, Tennessee.

Tax Map 148-10-0, Parcel 139)

PARCEL 2: (for reference only, McRedmond property)

Being Lot No. 1 on the plan of the Pat McRedmond Subdivision of record in Book 7900, Page 785, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

This is unimproved property located at the intersection of Elm Hill Pike and Massman Drive in Nashville, Tennessee.

This conveyance is subject to the following:

1994 taxes, a lien, which will be paid by Grantee before delinquent.

Easement to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 3810, Page 291, said Register's Office.

Easement to Metropolitan Government of Nashville and Davidson County, as set forth in instrument recorded in Book 3810, Page 963, said Register's Office.

Ingress and Egress Easement as set forth in instrument recorded in Book 3029, Page 43, said Register's Office.

All matters contained on plat of record in Book 7900, Page 785, said Register's Office.

Sign lease with the Lamar Corporation dated January 29, 1990, whcih lease is hereby assigned to Grantee.

Being the same property conveyed to Kwik Sak, Inc. by Mary Joanne (Mrs. John) Crowell, Monica Ann (Mrs. William) Terry, Patrick Joseph McRedmond, Evelyn Teresa (Mrs. William) Rodgers, Carole Frances (Mrs. Robert) Nadler, Maureen Agnes (Mrs. Quick) Foy, Sharon Patrice (Mrs. Michael) Pigott, Paul Anthony McRedmond and Ann Marie McRedmond by deed of record at Book 9483, Page 823, Register's Office of Davidson County, Tennessee.

PARCEL 3: (for reference only, Canter Chase)

Situated in the First (1st) Civil District of Davidson County, Tennessee, and more particularly described as follows:

Being all of Lot No. 1 and Lot No. 4 on the plan of the resubdivision of Lot No. 1 of Canter Chase Commerical of record in Book 6900, Page 830, Register's Office of Davidson County, Tennessee, to which plan reference is made for a more complete description.

Included in the above description, but excluded from this transfer is certain property conveyed to the Tennessee Department of Transportation by Kwik Sak, Inc. by Warranty Deed of record at Book 8639, Page 552, Register's Office of Davidson County, Tennessee, and consisting of three tracts more particularly described as follows:

Lot 1: Tax Map 135, Parcel 378; Lot 4: Tax Map 135, Parcel 386

Exclusion: Beginning at a point in the existing southwest margin of Murfreesboro Road said point being 84.88 feet right of Murfreesboro Road proposed centerline station 136+03.70; thence with said existing margin southeasterly 200 feet, more or less to a point; thence with the proposed southwest margin of said road (1) north 53 degrees 15 minutes 26 seconds west 102.75 feet, (2) having a 11,483.16 foot radius curve northwesterly 96.70 feet to the point of beginning and containing 780 square feet and being part of the same property conveyed by Joe V. Hawn, Jr. to Kwik Sak, Inc. as of record in Book 7659, Page 126, Register's Office for Davidson County, Tennessee.

Tract 1: Beginning at the point of intersection of the existing southwest margin of Murfreesboro Road and the northwest boundary of the Trustees of Una Baptist Church property; thence with said boundary south 26 degrees 03 minutes 15 seconds west 9 feet, more or less to a point;

thence with the meander of the slope (1) westerly 206 feet, more or less, (2) northwesterly 50 feet, more or less, (3) westerly 53 feet, more or less, (4) northerly 79 feet, more or less to a point; thence with said existing margin southeasterly 366 feet, more or less to the point of beginning.

Tract 2: Beginning at a point in the existing southwest margin of Murfreesboro Road said point being 77 feet, more or less right of Murfreesboro Road proposed centerline station 138+15, more or less, thence with the meander of the slope (1) northwesterly 216 feet, more or less, (2) with a curve left and westerly 27 feet, more or less to a point; thence with the existing south margin of an access road being the entrance to Canter Chase with a curve right and easterly 35 feet, more or less to a point; thence with said existing southwest margin (1) with a curve right and easterly 20 feet, more or less, (2) southeasterly 195 feet, more or less to the point of beginning.

Tract 3: Beginning at a point in the existing southeast margin of an access road described above said point being 23 feet, more or less left of said access road proposed centerline station 3+45, more or less, thence with said existing southeast margin northeasterly 152 feet, more or less to a point; thence with the meander of the slope southwesterly 151 feet, more or less to a point on the northeasterly boundary of Houston T. Ezell, etal property; thence north 50 degrees 43 minutes 54 seconds west 9 feet, more or less to the point of beginning.

Tracts 1, 2 & 3 combined contain 14,164 square feet.

Being all of the remaining property owned by the Grantors and a portion of the property conveyed to Kwik Sak, Inc. by deed from Joe V. Hawn, Jr. of record in Book 7659, Page 126, Register's Office of Davidson County, Tennessee.

PARCEL 4: (for reference only, small lot next to Kwik Sak #21)

Beginning at an iron stake in the southern right-of-way of line of Bell Road where it intersects with the north line of Old Hickroy Blvd.; thence easterly along the southern right-of-way line of Bell Road 89.4 feet to an iron stake; thence S 3 deg. 30 min. West, 110.6 feet, more or less, where it intersects with the northerly right-of way line of Old Hickory Blvd.; thence in a northerly direction along Old Hickory Blvd. right-of-way line N 35 deg. 45 sec. West, 142.5 feet, more or less, to the point of beginning, containing .21 acres, more or less.

Included in this description but specifically excluded in ths conveyance is that property conveyed to the State of Tennessee in Book 7827, Page 758, described as follows:

Beginning at a point in the intersection of the existing south margin of State Route 254 and the west boundary of the Tommie B. Watson property; thence with the said boundary South 7 deg. 8 min. 37 sec. West, 4 feet, more or less, to a point; thence N 84 deg. 51 min. 23 sec. West, 85 feet, more or less, to a point in the existing east margin of Old Hickory Blvd.; thence with the said east margin North 29 deg. 50 min. 23 sec. West, 6 feet, more or less, to a point; thence South 84 deg. 51 min. 23 sec. East 86 feet, more or less, to the point of beginning and containing 176 square feet.

Being the same property conveyed to Kwik Sak, Inc. by deed of record from David W. Cotham of record at Book 8867, Page 872, Register's Office of Davidson County, Tennessee.

PARCEL 5: (for reference only, Briarville Road)

Land in Davidson County, Tennessee, being Lot No. 1 on the Subdivision of B. F. & P. Properties, a plat of which is of record in Book 5200, Page 95, in the Register's Office for said county.

Said Lot No. 1 begins at a point in the easterly margin of Briarville Road and thence S 79 deg. 09 min. 16 sec. East 149.10 feet to a point; thence S 10 deg. 48 min. 31 sec. West 175 feet to a concrete monument in the northerly margin of Worth Street; thence with said margin of said street North 79 deg. 09 min. 16 sec. West 124.12 feet to a concrete monument; thence around a curve 39.25 feet to a concrete monument in the easterly margin of Briarville Road; thence with said margin of said Street 150.02 feet to the beginning.

Map 5, Parcel 29

Included in the above description but specifically excluded herein is the following:

Land in Davidson County, Tennessee, being a part of Lot No. 1 on the Subdivision of B. F. & P. Properties, a plat of which is of record in Book 5200, page 95, Register's Office for Davidson County, Tennessee.

RIGHT-OF-WAY: Beginning at a point on the northeast corner of Parcel 29 of Map 51-10 and lying approximately 25 feet east of the existing centerline of Briarville Road; thence S 83 deg. 02 min. 33 sec. East along property line for a distance of 5.0 feet to a point; thence S 6 deg. 57 min. 27 sec. West along proposed right-of-way line for a distance of 150.0 feet to a point; thence southwesterly with a curve to the left of radius 25.0 feet for a distance of 39.27 feet to a point; thence N 83 deg. 02 min. 33 sec. West for a distance of 30.0 feet to a point; thence N 6 deg. 57 min. 27 sec. East along existing right-of-way line for a distance of 175.0 feet to the point of beginning and containing therein an area of 1009 (plus or minus) square feet.

TEMPORARY EASEMENT FOR SLOPE PURPOSES: Being an 8 foot wide strip of land lying adjacent to, parallel, and on the east side of the above right-of-way description and containing therein an area of 1400 (plus or minus) square feet. Said temporary easement to be abandoned upon completion of construction.

One thirty foot wide ramp and one 25 foot wide ramp will be installed by Metropolitan Government. These ramps will meet Traffic and Parking Specifications.

Being the same property conveyed by Terry Mays and Margaret A. Morgan, Executrix of the Estate of J. A. Morgan, formerly d/b/a M & M Development Company, and individually, to Kwik Sak, Incorporated by deed of record in Book 9387, Page 483, Register's Office of Davidson County, Tennessee.

These descriptions were derived from a previous deeds of record.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 8 day of Sept, 1995.

KS REALTY, INC.

By: Terry Mays
Terry Mays

Title: President

STATE OF TENNESSEE

COUNTY OF MAURY

Before me, TERRY MAYS of the state and county mentioned, personally appeared **TERRY MAYS**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to the President of **KS REALTY, INC.**, the within named bargainor, a corporation, and that such President, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as President.

Witness my hand and seal, at office in Columbia, Tennessee, this 8th day of September, 1995.

Ginger Mills
Notary Public

My Commission Expires:

June 27, 1998

GINGER MILLS NOTARY PUBLIC AT LARGE MAURY COUNTY

STATE OF TENNESSEE, MAURY COUNTY

I, or we, hereby swear or affirm that the actual Consideration for this transfer xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx is $ -0-.

Affiant

Subscribed and sworn before me this 8th day of Sept 1995

Ginger Mills
NOTARY PUBLIC

My Commission Expires: June 27, 1998

GINGER MILLS NOTARY PUBLIC AT LARGE MAURY COUNTY

The name and address of the person or agency responsible for payment of real property taxes on the property described herein:

New Owner: KS REALTY, LLC

P. O. BOX 1147

COLUMBIA, TN 38402-1147

0098883

IDENTIF. # REFERENCE

95 SEP 11 AM 10:26

FELIX Z. WILSON III REGISTER
DAVIDSON COUNTY, TN.

3545 09/11 2101 03CHECK 20.00

5