41
HM

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	PARCEL NUMBER:
SAMCO Partnership 4709 Potomac Lane Brentwood, TN 37027	SAMCO Partnership 4709 Potomac Lane Brentwood, TN 37027	135-00-0-385.00

THIS INSTRUMENT PREPARED BY: QUENTIN H. WOOD, ATTORNEY AT LAW, 539 SOUTH MAIN STREET, FINDLAY, OHIO 45840

LIMITED WARRANTY DEED

THIS DEED OF CONVEYANCE, made and entered into on the 12th day of August, 1998, by and between **SPEEDWAY SUPERAMERICA LLC**, successor by merger to Emro Marketing Company, a Delaware limited liability company, whose address is P.O. Box 1500, Springfield, OH 45501, hereinafter referred to as the Grantor; and **SAMCO Partnership**, hereinafter referred to as Grantee, whose address is 4709 Potomac Lane, Brentwood, TN 37027.

WITNESSETH: That for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the Grantor does hereby grant, sell, transfer and convey with limited warranty covenants unto Grantee, its successors and assigns, that certain real property which is located in Davidson County, Tennessee, and being more particularly described as follows:

TRACT 1:
SITUATE in the First (1st) civil district of Davidson County, Tennessee, and being lot 3 of the Resubdivision of Lot No. 1, Canter Chase Commercial as recorded in plat book 6900, page 830, RODC and more particularly described as follows:

Beginning at an iron pin found at the Northwest corner of the parcel described herein, said point being further described as being 327.2 feet from the centerline of Harding Place and being the Northeast corner of lot 1 of the Resubdivision of Lot No. 1, Canter Chase Commercial and in the south boundary of the right of way of Murfreesboro Pike; thence with said Murfreesboro Pike South 54 degrees 11 minutes 30 seconds East 65.15 feet to an iron pin found; thence South 18 degrees 21 minutes 29 seconds West 31.45 feet to an iron pin set; thence South 54 degrees 11 minutes 30 seconds East 245.57 feet to an iron pin set at the Northeast corner of lot 4 of the Resubdivision of Lot No. 1, Canter Chase Commercial; thence with lot 4 West boundary South 36 degrees 01 minutes 47 seconds West 41.81 feet to an iron pin found; thence North 84 degrees 56 minutes 56 seconds West 221.22 feet to an iron pin found at a common corner with lots 1 and 4; thence with a common boundary with lot 1 North 54 degrees 15 minutes 07 seconds West 129.65 feet to an iron pin found; thence with lot 1 East boundary North 35 degrees 44 minutes 16 seconds East 185.08 feet to the point of beginning; according to survey dated September 8, 1994, and revised September 26, 1994, by Barge, Waggoner, Sumner & Cannon.

BEING the same property conveyed to Emro Marketing Company by instrument of record in Book 9516 at page 560 in the Davidson County, Tennessee Register of Deeds office.

(Tax Parcel #135-385)

TRACT 2:
There is also included those certain "Restrictive Covenants" of record in Book 6807 at page 337 in the Davidson County, Tennessee Register of Deeds office.

TRACT 3:
There is also included a Slope Easement for the benefit of Tract 1 of record in Book 9516 at page 574 in the Davidson County, Tennessee Register of Deeds office.

TRACT 4:
There is also included a Drainage Easement for the benefits of Tract 1 of record in Book 9516 at page 567 in the Davidson County, Tennessee Register of Deeds office.

TRACT 5:
There is also included that certain affirmative covenant to maintain a buffer area by Kwik Sak, Incorporated (applicable only to Lot 4, Canter Chase Commercial) as set forth of instrument of record in Book 9516 at page 560 in the Davidson County, Tennessee Register of Deeds office.

TRACT 6:
Being that certain easement for the benefit of Tract 1 for access to enforce the terms and conditions of that certain storm water detention agreement of record in Book 7397 at page 982 in the Davidson County, Tennessee Register of Deeds office, to the storm water detention area located on the property of Kwik Sak, Incorporated being Lot 1 Canter Chase Commercial as set forth in instrument of record in Book 9516 at page 560 in the Davidson County, Tennessee Register of Deeds office.

This is improved property known as 1915 Murfreesboro Road, Nashville, TN 37217.

Exceptions to warranties; title is subject to:

1. (a) taxes and assessments (both general and special) not now due and payable; (b) zoning ordinances, subdivision and planning laws and regulations and building code restrictions and all laws, rules and regulations relating to land and structures and their use, including but not limited to governmental regulations relating to buildings, building construction, building line and use and occupancy restrictions, and violations of any of the foregoing; (c) easements, conditions, reservations, agreements and restrictions of record, if any; (d) such a state of facts as an accurate survey might show; and (e) all legal roads and highways.

2. "Grantee agrees that for a period of Ten (10) years from and after the date of this conveyance, if the premises are used for a convenience store or for the sale, marketing, storage or advertising of petroleum fuels or motor oils, then any gasoline sold from the premises must be a "MAJOR" brand, from the following list: Citgo, Texaco, Shell, Mobil, Amoco, Exxon, Phillips 66, Chevron, or BP, and that this restriction shall be a covenant running with the land and shall be contained in and made a part of every deed, mortgage, lease, or other instrument affecting the title to said premises."

To have and to hold the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns forever.

The Grantor covenants with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; that it has a good right to convey it, and that it is unencumbered except as set forth hereinabove and except by lien of 1998 property taxes, which taxes shall be paid by the Grantee.

The Grantor for itself and its successors and assigns will warrant and forever defend all and singular the premises unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

This conveyance is made pursuant to authorization by the Board of Managers of SPEEDWAY SUPERAMERICA LLC, a Delaware limited liability company, as evidenced by a company resolution to be furnished with the deed.

STATE OF TENNESSEE }
}SS.
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $412,500.

Affiant

Subscribed and sworn to before me the 9th day of October, 1998.

RODERICK J. NAVIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires: 3/24/01

IN TESTIMONY WHEREOF, witness the hand of the Grantor on the day and date first above written.

Signed and acknowledged
in the presence of:

Donna Reynolds

Printed Name: Donna Reynolds

Jennifer K. Fancher

Printed Name: Jennifer K. Fancher

SPEEDWAY SUPERAMERICA LLC

By: _____

Printed Name: G. E. Buroker
Title: Sr. Vice President, Operations

APPROVED AS TO FORM

STATE OF OHIO }
}SS.
COUNTY OF ~~HANCOCK~~ CLARK }

BEFORE ME, a Notary Public in and for said State of Ohio personally appeared G. E. Buroker, with whom I am personally acquainted, and who, upon oath acknowledged himself to be Sr. Vice President-Operations of Speedway SuperAmerica LLC, the within named bargainor, a Delaware limited liability company, and that he as such Sr. Vice-President-Operations being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the company by himself as Sr. Vice President-Operations.

WITNESS my hand and seal, at office, this 12th, day of August, 1998.

Donna Reynolds

Notary Public

My Commission Expires:
DONNA REYNOLDS, Notary Public
In and for the State of Ohio
My Commission Expires April 8, 1999

M:\DEED\DEED\TN#8436.WPDjcm

NOTARIAL SEAL OHIO

98 OCT 12 AM 11:16
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

2369 10/12 0101 03CHECK 1541.25

IDENTIF. & REFERENCE 04998779

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11152 PAGE 594

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 41250.00
CON TX 1526.25
PRFEE 1.00
WDEED 12.00
CFEE 2.00
TOTAL 1541.25
CHECK 1541.25

10/12/98 01 11:15:0001 2389

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0498779
IDENTIF. # REFERENCE

98 OCT 12 AM 11:16
BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1357613