52

ADDRESS NEW OWNER:
SAMCO
4709 Potomac Lane
Brentwood, TN 37027

SEND TAX BILLS TO:
SAMCO
4709 Potomac Lane
Brentwood, TN 37027

PARCEL NUMBER
106-16-71

This Instrument Prepared By: Quentin H. Wood, Attorney at Law, 539 South Main Street, Findlay, Ohio 45840

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LIMITED WARRANTY DEED

THIS DEED OF CONVEYANCE, made and entered into on the 13th day of April, 1999, by and between SPEEDWAY SUPERAMERICA LLC, successor by merger to Emro Marketing Company, a Delaware limited liability company, whose address is 500 Speedway Drive, Enon, Ohio 45323, hereinafter referred to as the Grantor; and SAMCO, a general partnership, hereinafter referred to as GRANTEE, whose address is 4709 Potomac Lane, Brentwood, Tennessee 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 with limited warranty covenants unto Grantee, its successors and assigns, that certain real property located in Davidson County, Tennessee and more particularly described as follows:

SITUATE in Davidson County, Tennessee, being Lot No. 1 on the Plan of Section 3, Millwood, as of record in Plat Book 4595, page 190, Registers Office of Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the Eastern right of way margin of Murfreesboro Road said pin being the Southwest corner of this tract; thence leaving said right of way N 45 degrees 59' E 125.00 feet to a mark in the concrete; thence S 49 degrees 00' E 50.19 feet to a railroad spike; thence S 41 degrees 00' W 99.53 feet to a railroad spike the beginning of a curve to the right having a delta angle of 90 degrees 00' a radius of 25.00 feet; a tangent of 25.00 feet, a length of 39.27 feet, and a chord bearing and distance of S 86 degrees 00' W 35.35 feet to a point in the concrete; thence N 49 degrees 00' W 36.05 feet to the point of beginning containing 6792 square feet more or less; according to survey dated August 31, 1994 by A & A Engineers, Inc.

This being the same property conveyed to Emro Marketing Company, by Special Warranty Deed from Kwik Sak, Incorporated of record in Deed Book 9516, Page 511 of the Register's Office of Davidson County, Tennessee.

Subject to:

1.) (a) taxes and assessments (both general and special), not then 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: Texaco, Shell, Mobil, Amoco, Exxon, Phillips 66, Chevron, Citgo, 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.

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 1999 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 WILLIAMSON)

The actual consideration or value, whichever is greater for this transfer is $225,000.00.

Affiant

Subscribed and sworn to before me the 13th day of April, 1999.

Notary Public

My Commission Expires: 3/10/2003

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

SPEEDWAY SUPERAMERICA LLC
a Delaware limited liability company

By:
Name: G. E. Buroker
Title: Sr. Vice President, Op.

APPROVED AS TO FORM

STATE OF OHIO)
)SS.
COUNTY OF CLARK)

BEFORE ME, a Notary Public in and for said State of Ohio personally appeared the above SPEEDWAY SUPERAMERICA LLC, a Delaware limited liability company, by G. E. Buroker, its Sr. Vice President, Operations, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said company and the free act and deed of him personally and as such officer.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Enon, Ohio, this 8th day of April, 1999.

Donna Reynolds
Notary Public

My Commission Expires:

SSA Unit 8413
619 Millwood Drive
Nashville, TN

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

05755411
IDENTIFICATION REFERENCE
99 APR 19 AM 9:51
BILL CAMPBELL REGISTER
DAVIDSON COUNTY, TN.
03CHECK 0101 04/19/99 9:35
847.50

OFFICIAL RECEIPT

BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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	CFEE - COMPUTER FEE	PRFEE - PROBATE FEE

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0575541

IDENTIF. A REFERENCE

99 APR 19 AM 9:51

ALL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	
	225000.00
CON TX	832.50
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	847.50
CHECK	847.50

04/19/99 01 09:53 0001 3939

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452899