52

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

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

PARCEL NUMBER
134-13-201

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

BOOK 11436 PG. 379

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:

3540 04/19 0101 03CHECK 570.00

SITUATE in Davidson County, Tennessee, and more particularly described as follows:

TRACT 1: Being Lot No. 1 on the Resubdivision of Parcel 201 on the Plan of Kenilworth Estates, Section Four, as of record in Book 4470, page 36, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the northern right of way margin of Linbar Drive at the southeast corner of this tract; thence with said margin N 85 degrees 43' W 135.22 feet to a railroad spike, the beginning of a curve to the right, said curve has a delta angle of 156 degrees 20' 16", a radius of 25.00 feet, a tangent of 119.34 feet, a length of 68.22 feet and chord bearing and distance of N 7 degrees 32' 52" W 48.94 feet to a railroad spike; thence N 70 degrees 37' 16" E 29.76 feet to a railroad spike, the beginning of a curve to the left, said curve has a delta angle of 1 degree 25' 45", a radius of 3,267.13 feet, a tangent of 40.75 feet, a length of 81.50 feet a chord bearing and distance of N 69 degrees 54' 09" E 81.50 feet to an iron pin; thence S 20 degrees 48' 12" E 103.22 feet to the point of beginning, said tract containing 9,678 SF, or 0.22 acres, more or less, according to survey dated August 29, 1994 by A & A Engineers, Inc.

Tract 2 (Noncontiguous Sign Tract): Reserve Parcel "D" on the Plan of Kenilworth Estates, Section Four, as of record in Plat Book 3300, page 36, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin located in the southern right of way margin of Largo Drive, said pin being in the northwest corner of this tract, and in the northeast corner of Lot No. 274, Kenilworth Estates, Section Four; thence along said

margin N 67 degrees 25' E 33.2 feet to an iron pin; thence leaving said right of way S 0 degrees 03' 58" E 81.70 feet to an iron pin; thence N 24 degrees 02' W 75.5 feet to the point of beginning, said tract containing 1,253 SF, more or less; according to survey dated August 29, 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 507 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 $150,000.00.

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.

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.

Notary Public

My Commission Expires:

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

SSA Unit 8410
4900 Linbar Street
Nashville, TN

99 APR 19 AM 9:51
0575542
REFERENCE

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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0575542

IDENTIFICATION REFERENCE

99 APR 19 AM 9:51

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	150000.00
CON TX	555.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	570.00
CHECK	570.00

04/19/99 01 09:54 0001 3940

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452900