52

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

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

PARCEL NUMBER
119-9-197

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 the Twenty-sixth (26th) Councilmanic district of Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the northerly margin of Thompson Lane, said point being the most southwesterly corner of the herein-described tract and the most southeasterly corner of the property conveyed to Direct Oil Company as of record in Book 5207, page 408, Register's office, Davidson County, Tennessee; thence with the easterly line of said Direct Oil Company Property N 03 degrees 01' 00" E a distance of 108.62 feet to a point; thence leaving the line of said Direct Oil Company Property and with the southerly line of the Walter N. Wallace property of record in Book 5677, page 745, Register's Office, Davidson County, Tennessee S 87 degrees 37' 02" E a distance of 125.57 feet to a point on the westerly margin of Logan Street; thence with said margin of Logan Street S 03 degrees 40' 30" W a distance of 91.88 feet to a point; thence with a return curve to the right having a radius of 20.00 feet, a delta of 90 degrees 14' 21", a chord bearing of S 48 degrees 47' 40" W, an arc distance of 31.50 feet to an iron pin in the northerly margin of Thompson Lane; thence with said margin of Thompson Lane N 86 degrees 05' 09" W a distance of 104.21 feet to the point of beginning, containing 0.314 acres of 13,691 square feet, more or less; according to survey dated August 13, 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 503 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

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

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 $550,000.00.

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.

3941 04/19 01:03CHECK 2050.00

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:

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

SSA Unit 8409
230 Thompson Lane
Nashville, TN

05755543
DOCUMENT # REFERENCE
99 APR 19 AM 9:52
BILL GAYHEART REGISTER
DAVIDSON COUNTY, TN.

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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0575543

IDEN. & REFERENCE

99 APR 19 AM 9:52

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

CAMT	550000.00
CON TX	2035.00
PRFEE	1.00
WDEED	12.00
CFEE	2.00
TOTAL	2050.00
CHECK	2050.00

04/19/99 01 09:55 0001 3941

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1452901