This instrument was prepared by:
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Nashville, Tennessee 37219

BILL GARRETT, Davidson County
Trans:T20120081880 DEEDWARRSP
Recvd: 10/29/12 10:31 9 pgs
Fees:48.00 Taxes:6567.50
20121029-0098796

SPECIAL WARRANTY DEED

FROM: MUSIC CITY PARTNERS, a Tennessee general partnership, Grantor

TO: SPEEDWAY LLC, a Delaware limited liability company, Grantee

Address New Owner(s) as Follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes	Map-Parcel Numbers
Speedway LLC c/o Real Estate Department 539 South Main Street Findlay, Ohio 45840	Same	10606002000

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

The actual consideration for this transfer is ONE-MILLION-SEVEN-HUNDRED-SEVENTY-FIVE-THOUSAND AND NO/100 DOLLARS ($1,775,000.00).

SR Carter
Affiant

SUBSCRIBED AND SWORN TO before me, this the 26th day of October, 2012.

Nicole Champion
Notary Public
My Commission Expires: 8-26-16

FOR AND IN CONSIDERATION OF the sum of ONE-MILLION-SEVEN-HUNDRED-SEVENTY-FIVE-THOUSAND AND NO/100 DOLLARS ($1,775,000.00), the receipt and sufficiency of which are hereby acknowledged, MUSIC CITY PARTNERS, a Tennessee general partnership ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto SPEEDWAY LLC, a Delaware limited liability company ("Grantee"), its successors and

assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

The Property is improved property known as 710 Murfreesboro Pike, Nashville, Tennessee.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns forever.

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, his heirs, successors and assigns to warrant and forever defend the title to the Property to Grantee, its successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit B), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit B

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Witness my hand this 26 day of October, 2012.

GRANTOR:

MUSIC CITY PARTNERS,
A Tennessee General Partnership

BY: BILL PRATT, LLC,
A Tennessee limited liability company
ITS GENERAL PARTNER

By: _____
William J. Pratt

Title: Manager

BY: DAVID A. HARRIS, LLC,
A Tennessee limited liability company
ITS GENERAL PARTNER

By: David A Harris
David A. Harris

Title: Manager

BY: DENNIS DUNKER, LLC,
A Tennessee limited liability company
ITS GENERAL PARTNER

By: _____
Dennis Dunker

Title: Manager

BY: PATTEN PROPERTIES, LLC
A Tennessee limited liability company
ITS GENERAL PARTNER

By: _____
R. Thomas Patten,
President and Sole Member

BY: NEUHOFF INVESTMENTS LLC,
A Tennessee limited liability company
ITS GENERAL PARTNER

By: _____
Carl A. ~~Neuhoff~~, Jr., Sole Member

BY: _____
William R. Hostettler, Trustee of
THE WILLIAM R. HOSTETTLER
TRUST under Trust Agreement dated
May 2, 2008
ITS GENERAL PARTNER

BEING ALL THE PARTNERS THEREOF.

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, William J. Pratt KH, a Notary Public of said County and State, WILLIAM J. PRATT, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the manager of BILL PRATT, LLC, a Tennessee limited liability company, a general partner of Music City Partners, the within named bargainer, a Tennessee general partnership, and that he executed the within instrument as manager of the said general partner of the general partnership for the purposes therein contained.

Witness my hand and seal, at Office in Davidson, ~~Tennessee~~, this 22 day of October, 2012.

KIMBERLY ANN HUFFINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2014

_____
Notary Public
My Commission Expires: 9-8-2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Kim Huffines

Personally appeared before me, ~~DAVID A. HARRIS~~ KH, a Notary Public of said County and State, DAVID A. HARRIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the manager of DAVID A. HARRIS, LLC, a Tennessee limited liability company, a general partner of Music City Partners, the within named bargainer, a Tennessee general partnership, and that he executed the within instrument as manager of the said general partner of the general partnership for the purposes therein contained.

Witness my hand and seal, at Office in Davidson Co, Tennessee, this 22 day of October, 2012.

Notary Public
My Commission Expires: 09-08-2013

KIMBERLY ANN HUFFINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013

STATE OF TENNESSEE)
)
COUNTY OF Davidson

Kim Huffines

Personally appeared before me, Dennis Dunker KH, a Notary Public of said County and State, DENNIS DUNKER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the manager of DENNIS DUNKER, LLC, a Tennessee limited liability company, a general partner of Music City Partners, the within named bargainer, a Tennessee general partnership, and that he executed the within instrument as manager of the said general partner of the general partnership for the purposes therein contained.

Witness my hand and seal, at Office in Davidson, Tennessee, this 22 day of October, 2012.

Notary Public
My Commission Expires: 9-8-2013

KIMBERLY ANN HUFFINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Kim Huffines, a Notary Public of said County and State, R. THOMAS PATTEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the President and Sole Member of PATTEN PROPERTIES, LLC, a Tennessee limited liability company, a general partner of Music City Partners, the within named bargainer, a Tennessee general partnership, and that he executed the within instrument as President and Sole Member of the said general partner of the general partnership for the purposes therein contained.

Witness my hand and seal, at Office in Davidson County, Tennessee, this 23 day of October, 2012.

Notary Public
My Commission Expires: 09-08-2013

KIMBERLY HUFFINES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 8, 2013

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna H. Ray, a Notary Public of said County and State, CARL A. NEUHOFF, JR., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Sole Member of NEUHOFF INVESTMENTS LLC, a Tennessee limited liability company, a general partner of Music City Partners, the within named bargainer, a Tennessee general partnership, and that he executed the within instrument as the Sole Member of the said general partner of the general partnership for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 23rd day of October, 2012.

Donna H. Ray
Notary Public
My Commission Expires: 8-23-16

DONNA H. RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna H. RAY, a Notary Public of said County and State, WILLIAM R. HOSTETTLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the Trustee of THE WILLIAM R. HOSTETTLER TRUST, a Tennessee trust, a general partner of Music City Partners, the within named bargainer, a Tennessee general partnership, and that he executed the within instrument as Trustee of the said general partner of the general partnership for the purposes therein contained.

Witness my hand and seal, at Office in Nashville, Tennessee, this 23rd day of October, 2012.

Donna H Ray

Notary Public

My Commission Expires: 8-23-16

DONNA H. RAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Land in Davidson County, Tennessee, being the northerly part of Lots 1, 2, 3, all of Lots 4, 5, 29 and 30, the southerly 70 feet of Lots 6 and 28 on the Plan of W.B. Baird's Subdivision of Oakland as of record in Book 332, page 120, Register's Office for said County, and also an alley located between Lots 1,2,3, 4 and 30, on said plat as closed by Ordinance No. 56-88, of the Metropolitan Government of Nashville and Davidson County, Tennessee, a certified copy of which is of record in Book 4099, page 505, said Register's office, and the westerly 1/2 of Maple Avenue (Maplewood), that adjoins Lots 3,30 and 29, and the southerly 70 feet of Lot 28, in the subdivision above referred to, as closed by Ordinance No. 67, page 141, of the Metropolitan Government of Nashville & Davidson County, a certified copy of which is of record in Book 4165, page 65, said Register's Office, and described together according to a revised survey by William J. Stockard, dated Sept. 26, 1967, as follows:

BEGINNING at an iron pin set in the northerly margin of Murfreesboro Road in the center of Maplewood Avenue Closed; thence along the said Murfreesboro Road, as follows, North 70 deg 53' West 25.1 feet to an Iron pin set; North 70 deg 53' West 111 feet to an iron pin set; North 70 deg 53' West 111 feet to an iron pin set, and North 70 deg 53' West 111 feet to a bolt in asphalt set, being the Intersection of Murfreesboro Road and Arlington Avenue; thence with the easterly margin of Arlington Avenue, North 24 deg 31' East 123.7 feet to an iron pin set; continuing North 24 deg 31' East 15.1 feet to an iron pin; thence North 24 deg 31' East 140.3 feet an iron pin set; continuing North 24 deg. 31' East 170 feet to an iron pin set; thence leaving Arlington Avenue, South 65 deg 41' East 355.10 feet to an iron pin set in the center of Maplewood Avenue Closed; thence with the center of said Avenue, South 24 deg. 19' West 416.9 feet to the point of beginning.

Being the same property conveyed to Music City Partners, a Tennessee general partnership by Deed from Chrysler Realty Company LLC, a Delaware limited liability company of record at Instrument No. 20080724-0075765, Register's Office for Davidson County, Tennessee, dated July 22, 2008.

EXHIBIT B

ENCUMBRANCES

1. County and City taxes for 2013, a lien, but not yet due and payable.

If improvements are completed after January 1 of any year, and the law, pursuant to TCA 67-5-509 and TCA 67-5-603, requires supplement assessment for the year in which improvements are completed, the Grantor assumes no liability for taxes assessed by correction or supplemental assessment.

2. All matters shown on the Plan of record in Plat Book 332, Page 120 Register's Office for Davidson County, Tennessee.

3. Easement for sanitary sewer and/or storm drainage of record in Book 3768, Page 282, in the Register's Office for Davidson County, Tennessee.

4. Easements and any other rights retained by the Metropolitan Government of Nashville and Davidson County as part of the alley abandonment set forth in instrument of record in Book 4099, Page 505 and Book 4165, page 65, in the Register's Office for Davidson County, Tennessee.