BILL GARRETT, Davidson County
Trans:T20130043674 DEEDQC
Recvd: 05/24/13 10:44 6 pgs
Fees:32.00 Taxes:0.00
20130524-0052756

Prepared By!
Kevin Lewis
Speedway LLC
500 Speedway Drive
Enon, OH 45323

THIS INSTRUMENT HAS BEEN PREPARED FROM INFORMATION FURNISHED BY THE PARTIES. THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE BOTH PARCELS INTO ONE PARCEL

QUITCLAIM DEED

TAX MAILING ADDRESS OF OWNER:
Speedway LLC
c/o Real Estate Dept. Room 1604
539 South Main Street
Findlay, OH 45840

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Speedway LLC, "Grantor," has this day bargained and sold, and does hereby transfer and convey unto the said Speedway LLC, "Grantee," its successors, heirs and assigns, all its right title and interest in certain real estate in Davidson County, Tennessee as follows:

SEE ATTACHED EXHIBITS "A" and "A-1"

This conveyance is made subject to any and all matters, restrictions and/or easements of record. This is improved (X) unimproved ( ) property. known as 2600 Gallatin Pike, Nashville, TN 37216

[SIGNATURE AND NOTARY APPEARS ON THE FOLLOWING PAGE]

WITNESS my/our hand(s), this 10TH day of May, 2013.

SPEEDWAY LLC

Jeffrey J. Wild
Director of Real Estate,
Construction & Engineering

APPROVED AS TO FORM
LEL 5-10-13

STATE OF OHIO

COUNTY OF CLARK

Personally appeared before me the within named Jeffrey J. Wild, with whom I am personally acquainted, and who, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Enon, Ohio, this 10th day of May, 2013

Dawn M. Woods, Notary Public

My Commission Expires November 1, 2017

NOTARIAL SEAL STATE OF OHIO

DAWN M. WOODS
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Montgomery County
My Comm. Exp. 11/1/17

[OATH OF CONSIDERATION APPEARS ON THE FOLLOWING PAGE]

OATH OF CONSIDERATION

The undersigned hereby affirms that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $10.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

By: Jeffrey J. Wild

Jeffrey J. Wild

APPROVED AS TO FORM RCL-5-10-13

STATE OF OHIO

COUNTY OF CLARK

Personally appeared before me the within named Jeffrey J. Wild, with whom I am personally acquainted, and who, acknowledged that he executed the within Oath of Consideration for the purposes therein contained.

Witness my hand and seal at Enon, Ohio, this 10th day of May, 2013

Dawn M. Woods, Notary Public

NOTARIAL SEAL STATE OF OHIO

DAWN M. WOODS
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Montgomery County
My Comm. Exp. 11/1/17

My Commission Expires November 1, 2017

Prepared by:

Kevin C. Lewis
Attorney
SPEEDWAY LLC
500 Speedway Drive
Enon, OH 45323

Exhibit A

Eastham & Associates

Engineers - Surveyors - Planners

LEGAL DESCRIPTION
for
CONSOLIDATION

All those certain lots, pieces or parcels of land situate in the State of Tennessee, Davidson County, and City of Nashville, being all of Lot Nos. 1, 2, 3 and 4 of the Plat of E. T. Brown's Subdivision of the Cahal Lands, as of record in Book 332, Page 84, in the Register's Office for Davidson County, Tennessee, and being more particularly bounded and described as follows:

BEGINNING at a 5/8" iron pin with a red plastic cap stamped "Cherry Land Surveying" (found), on the east right-of-way line of State Route No. 31-E, more commonly known as Gallatin Pike, and marking a corner common to the lands now or formerly owned by Burnease Piper Kilgo (D.B. 5760, Pg. 865), and the lands now owned by Speedway LLC, (Instrument No. 20121220-0117365), having a coordinate value of N. 679,324.443 and E. 1,749,634.430, and marking a corner common to Lot Nos. 4 and 5, of the Plat of E. T. Brown's Subdivision of the Cahal Lands, as of record in Book 332, Page 84), from which a 5/8" iron pin with a red plastic cap stamped "Cherry Land Surveying" (found), on the east right-of-way line of the said Pike, bears: North 24° 11' 29" East 56.19 feet; thence, leaving the east right-of-way line of the said Pike, and with the lands of the said Kilgo and the said Lot No. 5,

South 82° 42' 58" East 202.27 feet to a railroad spike set on the west right-of-way line of 1023 Alley; thence, leaving the lands of the said Kilgo and the said Lot No. 5, and with the west right-of-way line of the said alley,

South 23° 32' 02" West 225.50 feet to a railroad spike (set), on the north right-of-way line of Cahal Avenue, from which a 5/8" iron pin with a red plastic cap stamped "Cherry Land Surveying" (found), on the north right-of-way line of the said Avenue, bears: South 82° 42' 58" East 113.83 feet; thence, leaving the west right-of-way line of the said alley, and with the north right-of-way line of the said Avenue,

North 82° 42' 58" West 204.97 feet to a Mag Nail (set) at the intersection of the north right-of-way line of the said Avenue, with the east right-of-way line of the said Pike; thence, leaving the north right-of-way line of the said Avenue, and with the east right-of-way line of the aid Pike,

North 24° 11' 29" East 226.27 feet to the BEGINNING, containing 1.012 acres, more or less, as surveyed under the supervision of Gregory A. Perkins, Tennessee Registered Land Surveyor No. 2188, on October 11, 2012, for Eastham & Associates, as shown on the attached plat and made a part of this description, which was prepared on May 9, 2013.

E-mail ◆ eastham@eastham-assoc.com Home Page ◆ http://www.eastham-assoc.com
3992 STATE ROUTE 7, CHESAPEAKE, OHIO 45619 ◆ (740) 867-8369 ◆ (800) 424-5258 ◆ FAX (740) 867-8146

The above bearings and distances are based on the Tennessee State Plane Coordinate System, NAD '83, U.S. survey feet.

It is the intent of the foregoing description to include the same land as that described in a deed from Peggy Weise Spiegel, Trustee of the Peggy Weise Spiegel Revolcable Trust U/A, to Speedway LLC, a Delaware limited liability company, dated December 18, 2012, and recorded at Instrument Number 20121220-0117365, in the Register's Office for Davidson County, Tennessee.

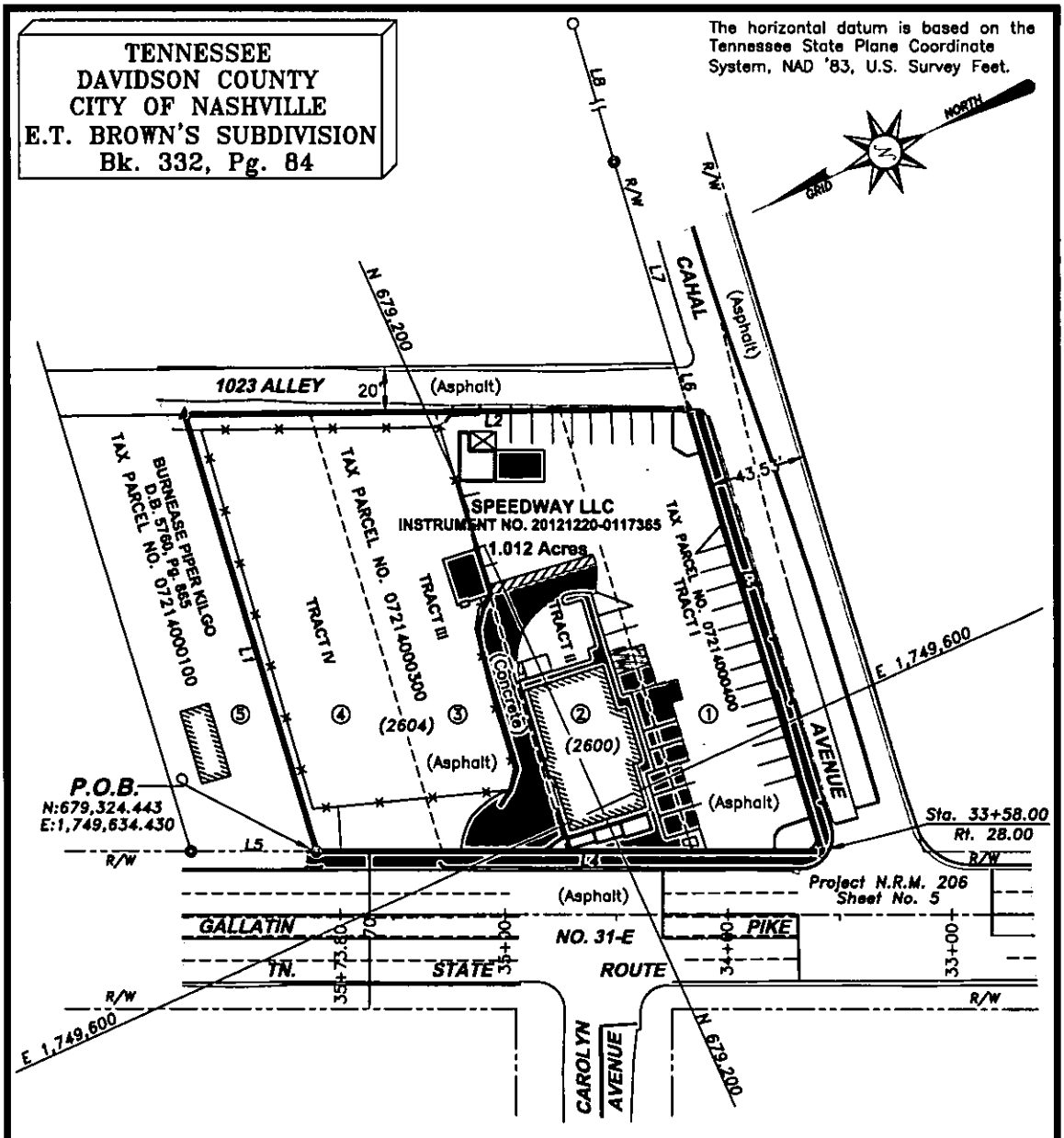
And being all of Tax Parcel Nos. 07214000300 and 07214000400.

IT IS THE INTENT OF THE FOREGOING DESCRIPTION TO COMBINE BOTH PARCELS INTO ONE PARCEL.

Exhibit A-1

TENNESSEE
DAVIDSON COUNTY
CITY OF NASHVILLE
E.T. BROWN'S SUBDIVISION
Bk. 332, Pg. 84

The horizontal datum is based on the Tennessee State Plane Coordinate System, NAD '83, U.S. Survey Feet.



LEGEND

- ● 5/8" Iron Pin w/Red Plastic Cap Stamped "Cherry Land Surveying" (found)
- ▲ Railroad Spike (set)
- ⊗ Mag Nail (set)
- ○ Mag Nail (found)
- ◦ Calculation Point (Not Set)
- Boundary Line
- Original Lot Line
- Existing Right-of-Way Line
- Chainlink Fence
- ① Lot Numbers
- **P.O.B.** Point of Beginning
- **NF** Now or Formerly

GREGORY A. PERKINS
REGISTERED LAND SURVEYOR
XVI
AGRICULTURE
COMMERCE
TENNESSEE NO. 2188

LINE TABLE

SURVEYED BEARINGS & DISTANCES		
LINE	BEARING	DISTANCE
L1	S 82°42'58" E	202.27'
L2	S 23°32'02" W	225.50'
L3	N 82°42'58" W	204.97'
L4	N 24°11'29" E	226.27'
L5	N 24°11'29" E	56.19'
L6	S 82°42'58" E	20.83'
L7	S 82°42'58" E	93.00'
L8	N 82°42'58" W	598.16'

0' 60' 120' 180'

Surveyed By:

Registered Land Surveyor No. 2188

Eastham & Associates
ENGINEERS - SURVEYORS - PLANNERS

• 3992 STATE ROUTE 7, • CHESAPEAKE, OH 45619 •
• (740) 867-6369 • (800) 424-5258 • Fax (740) 867-6146 •
• E-mail Address • eastham@eastham-assoc.com •
• http://www.eastham-assoc.com •

Plat of Consolidation

for

SPEEDWAY LLC

Speedway

Job No. 6602 TD	Date: May 9, 2013	Scale: 1" = 60'
Drawn By: T. Ross		
Checked By: R. L. Eastham		Store #100157