Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Speedway, LLC c/o Real Estate Department 539 South Main Street Findlay, OH 45840	064-00-0-116.00	Speedway, LLC c/o Real Estate Department 539 South Main Street Findlay, OH 45840
Return to: This instrument prepared by: Bradley Arant Boult Cummings LLP (apc) 1600 Division Street, Suite 700, Nashville, TN 37203		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of ONE and NO/100 DOLLARS ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, LEVOG, a North Carolina general partnership (the "Grantor") has bargained and sold, and by these presents transfers and conveys to SPEEDWAY LLC, a Delaware limited liability company (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Declaration of Easements of record in Book 10865, Page 489, Register's Office for Davidson County, Tennessee.

STATE OF OHIO
COUNTY OF HANCOCK

The actual consideration or value, whichever is greater, for this transfer is $490,000.00.

Affiant

Subscribed and sworn to before me this _28_ day of August, 2013.

Notary Public
My Commission Expires: August 15, 2016

BILL GARRETT, Davidson County
Trans: T20130086489 DEEDWARRSP
Recvd: 10/07/13 10:50 4 pgs
Fees:23.00 Taxes:1813.00
20131007-0105007

7/3205682.1

3. Easement and License Agreement of record in Book 10865, Page 493, in said Register's Office.

4. Deed of Conveyance to The Metropolitan Government of Nashville and Davidson, Department of Water and Sewerage Services, of record in Book 11497, Page 604, in said Register's Office.

5. Declaration of Covenants and Restrictions of record in Book 10476, Page 756, in said Register's Office.

6. Subject to all matters shown on the Plan of record in Plat Book 9700, Page 632, in said Register's Office.

This is unimproved property located on Granwood Boulevard, Old Hickory, Tennessee 37138.

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

Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor , except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 28th day of August, 2013.

LEVOG, a North Carolina general partnership

By:_____
James P. Levin, General Partner

STATE OF New York

COUNTY OF Nassau

Personally appeared before me, JAMES P. LEVIN, Notary Public, James P. Levin, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Levog, a North Carolina general partnership, and is authorized to execute this instrument on behalf of the partnership.

WITNESS my hand, at office, this 28th day of August, 2013.

_____
Notary Public

My Commission Expires:_____

MARK F. WINTERS
Notary Public, State of New York
No. 02WI5033366
Qualified in Nassau County
Commission Expires 9/19/14

EXHIBIT A

Land in Davidson County, Tennessee, Being Lot No. 3 on the Plan of Granwood Village, as shown on plan of record in Book 9700, Page 632, Registers Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being a portion of the same property conveyed to Levog, a North Carolina General Partnership, composed by Milton Levin and Seymour Vogel, by deed from Harlon-Tenn Investors, Ltd. V, a Tennessee limited partnership, of record in Book 7652, Page 746, Register's Office for Davidson County, Tennessee.

FIRST AMERICAN TITLE INS. CO.
NATIONAL COMMERCIAL SERVICES
No. NCS-602570-CLE