First American Title Insurance Company

315 DeaderickStreet, Suite 2055
Nashville, Tennessee 37238

Davidson County	DEEDWARRSP
Recvd: 11/01/13 11:41	4 pgs
Fees:23.00 Taxes:740.00	
20131101-0113571	

STATE OF TENNESSEE }
COUNTY OF }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00.

Lauren K. Hoffa
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2013.

Teresa J. Werling
NOTARY PUBLIC

My Commission expires: TERESA J. WERLING
Notary Public, State of Ohio
My Commission Expires May 5, 2014

THIS INSTRUMENT PREPARED BY:

William L. Rosenberg, Esq., 414 Union Street, Suite 1205, Nashville, TN 37219

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Speedway LLC (NAME)	Speedway LLC (NAME)	135-00-0-010.00
c/o Real Estate Dept., 539 South Main Street (ADDRESS)	c/o Real Estate Dept., 539 South Main Street (ADDRESS)	
Findlay Ohio 45840 (CITY) (STATE) (ZIP)	Findlay Ohio 45840 (CITY) (STATE) (ZIP)	

Special Warranty Deed

For and in Consideration of the sum of $200,000.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, M. LEE BARRETT, JR.,

hereinafter called the **GRANTOR**, have bargained and sold, and by these presents do transfer and convey unto SPEEDWAY LLC, a Delaware limited liability company,

hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and according to a survey prepared by R. Scott Cherry, RLS# 1512, Cherry Land Surveying, 700 Craighead Street, Ste 305, Nashville, TN 37204, dated August 7, 1992, and being more particularly described as follows:

BEGINNING at an iron pin set at the margin of Rice Avenue and the common corner of Rachel Barrett of record in Book 5474, page 987; thence North 66 deg. 55' 31" East 143.59 feet to an iron pin; thence along a curve at the margin of Murfreesboro Road a radius of 2242.00 feet, a central angle of 04 deg. 11' 35", a chord – South 47 deg. 51' 14" East a distance of 164.07, a tangent of 82.07 feet to an iron pin; thence South 66 deg. 55' 31" West 200.70 feet to an iron pin at the margin of Rice Avenue; thence along the margin of Rice Avenue North 27 deg. 32' 56" West 149.39 feet and being the point of beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE is that portion of land taken by the Tennessee Department of Transportation, State Project No. 19084-2206-54 by warranty deed dated September 24, 1992 from Eatherly Family Holding Company Partnership, a Tennessee general partnership, of record in Book 8739, Page 170, said Register's Office.

This is unimproved (x) improved ( ) property, known as Vacant Land on Rice Avenue, Nashville, Tennessee

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever. I do covenant with said GRANTEE that I am lawfully seized and possessed of said land in fee simple and have a good right to convey it, and I do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the GRANTEE, its successors and assigns, against the lawful claims of all persons claiming by, through, or under me, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 30 day of OCTOBER, 2013.

M. Lee Barrett, Jr.

INDIVIDUAL ACKNOWLEDGMENTS:

STATE OF TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named M. Lee Barrett, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 30th day of October, 2013.

My Commission expires:

PAMELA G. NASH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-03-2015

Pamela G. Nash
Notary Public

TRUE COPY CERTIFICATION

I, William L. Rosenberg, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee:

County of Davidson:

Personally appeared before me, the undersigned, a notary public for this county and state, William L. Rosenberg, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jodean M. King, Notary Public

My commission Expires: 6/20/2017
(affix Notary seal)

