BILL GARRETT, Davidson County
Trans:T20140074661 DEEDQC
Recvd: 10/03/14 10:10 6 pgs
Fees:32.00 Taxes:0.00
20141003-0091584

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MACS Retail LLC 10 Industrial Highway North Loop Road G Building, 2nd Floor Lester, Pennsylvania 19029 Attention: Real Estate Department	175-00-0.079	MACS Retail LLC 10 Industrial Highway North Loop Road G Building, 2nd Floor Lester, Pennsylvania 19029 Attention: Real Estate Department
This instrument prepared by:	Otto W. Konrad, Esquire Kaufman & Canoles Two James Center, 14th Floor 1021 East Cary Street, Suite 1400 Richmond, VA 23219	
Property Address:	4198 Murfreesboro Road, Antioch, Tennessee 37013	

DEED OF QUITCLAIM

THIS INDENTURE, made as of the 26th day of September, 2014, by **SOUTHSIDE OIL, LLC**, a Virginia limited liability company, that is a wholly owned subsidiary of Mid-Atlantic Convenience Stores, LLC, with a mailing address of 10 Industrial Highway, North Loop Road, G Building, 2nd Floor, Lester, Pennsylvania 19029, Attention: Real Estate Department ("**Grantor**"), in favor of **MACS RETAIL LLC**, a Virginia limited liability company, that is a wholly owned subsidiary of Mid-Atlantic Convenience Stores, LLC, with a mailing address of 10 Industrial Highway, North Loop Road, G Building, 2nd Floor, Lester, Pennsylvania 19029, Attention: Real Estate Department ("**Grantee**");

WITNESSETH, that Grantor, for other good and valuable consideration given by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby REMISE, RELEASE AND FOREVER QUITCLAIM unto the GRANTEE, its successors and assigns, all its right, title, and interest in the property situated, lying and being in the County of Davidson, State of Tennessee, as more particularly described on Exhibit A attached hereto and made a part hereof (the "**Land**") and all buildings, structures and other improvements located on the Land (collectively with the Land, the "**Property**");

SUBJECT TO all agreements, covenants, easements, rights of way, taxes, assessments, restrictions, consents, zoning ordinances, laws, regulations and restrictions by municipal or other governmental authority applicable to the Property and other matters affecting the Property, including without limitation all matters of record and all matters that an inspection of the

Property or an accurate survey of the Property would disclose.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK;

SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has executed this Deed of Quitclaim as of the day first above written.

SOUTHSIDE OIL, LLC, a Virginia limited liability company

By: _____
Name: Thomas M. Terry
Title: Assistant Secretary

COMMONWEALTH OF VIRGINIA)
) ss.
CITY OF RICHMOND)

Before me, a Notary Public of the state and county mentioned, personally Thomas M. Terry with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Assistant Secretary of Southside Oil, LLC, the within named bargainor, a Virginia limited liability company, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by personally signing the name of the limited liability company by himself as such Assistant Secretary

WITNESS my hand and seal, at office in the City of Richmond, Virginia, this 26th day of September, 2014.

_____
Notary Public

My Commission Expires: 10-31-2015

P. HOLLIE FOSTER NOTARY PUBLIC REG. # 7112823 MY COMMISSION EXPIRES 10/31/2015 COMMONWEALTH OF VIRGINIA

SIGNATURE/ACKNOWLEDGMENT PAGE TO TN DEED

COMMONWEALTH OF VIRGINIA)
) ss.
CITY OF RICHMOND)

I hereby swear or affirm that the actual consideration in this matter is $0.00.

Affiant

Subscribed and sworn to before me
this 26th day of September, 2014.

Notary Public

My commission expires: 10-31-2015

P. HOLLIE FOSTER
NOTARY PUBLIC
REG. # 7112823
MY COMMISSION EXPIRES
10/31/2015
COMMONWEALTH OF VIRGINIA

SIGNATURE/ACKNOWLEDGMENT PAGE TO AFFIDAVIT OF VALUE TO TN DEED

EXHIBIT A

LEGAL DESCRIPTION

All Property located in the 32nd Councilmanic District of Nashville. Davidson County, Tennessee; Being a portion of "Tract 2A" & "Tract 2A-1" as of record in Deed Book 11376, Page 871 in the Registers Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point on the existing northerly right-of-way line of Murfreesboro Pike (U.S. Highway 70 and 41), said point being the northwest corner of Tract 2A conveyed to Harold and Hermena Holigan as of record in Deed Book 11376, Page 871, R.ODC., TN, said point also being the southeast corner of property conveyed to Wayne D. Hardwick as of record in Deed Book 6150, Page 328 R.O.D.C., TN.;

THENCE, following said existing northerly right-of-way line of Murfreesboro Pike South 47 degrees 28 minutes 26 seconds East for a distance of 465.88 feet to a the point;

THENCE, leaving said existing right-of-way line and following the proposed right-of-way line of Murfreesboro Pike (U.S. Highway 70 & 41) South 42 degrees 31 minutes 34 seconds West for a distance of 7.00 feet to the point of commencement of the herein described property;

THENCE, leaving said proposed right-of-way line of Murfreesboro Pike, and following a new line North 42 degrees 31 minutes 34 seconds East for a distance of 281.56 feet to a point;

THENCE, continuing with a new line, South 47 degrees 28 minutes 51 seconds East for a distance of 155.16 feet to a point;

THENCE, continuing with a new line, with a curve to the right, said curve having a radius of 25.00 feet, an arc length of 31.35 feet and a chord of South ii degrees 33 minutes 34 seconds East for a distance of 29.33 feet to a point on the proposed westerly right-of-way line of LaVergne-Couchville Pike;

THENCE, leaving said new line and following said proposed westerly right-of-way line of LaVergne-Couchville Pike. South 24 degrees 21 minutes 43 seconds West for a distance of 251.09 feet to a point

THENCE, continuing with said proposed westerly right-of-way line of LaVergne-Couchville Pike, with a curve to the right, said curve having a radius of 25.00 feet, an arc length of 47.00 feet and a chord of South 78 degrees 26 minutes 38 seconds West for a distance of 40.49 feet to a point on the existing northerly right-of-way line of Murfreesboro Pike (U.S. Highway 70 and 41);

THENCE, leaving said proposed westerly right-of-way line of LaVergne-Couchville Pike and following said existing northerly right-of-way line of Murfreesboro Pike, North 47 degrees 28 minutes 26 seconds West for a distance of 105.68 feet to a point;

THENCE, leaving said existing northerly right-of-way line and following the proposed northerly right-of-way line of said Murfreesboro Pike North 41 degrees 23 minutes 07 seconds West for a distance of 65.99 feet to a point;

THENCE, continuing with said proposed northerly right-of-way line of Murfreesboro Pike, North 47 degrees 28 minutes 26 seconds West for a distance of 62.00 feet to the point of commencement; Containing 62,664 square feet or 1.44 acres, more or less.

PRIOR DEED REFERENCE: Instrument No. 20140508-0039309, in the Register's Office of Davidson County, Tennessee.