LIMITED WARRANTY DEED

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This instrument prepared by:
WALLER, LANSDEN, DORTCH & DAVIS
2100 One Commerce Place
Nashville, TN 37239

Address New Owner as Follows:

The Industrial Development Board
of Rutherford County
111 West Side Square
Murfreesboro, Tennessee 37130

BOOK 219 PAGE 626

FOR AND IN CONSIDERATION OF THE SUM OF TEN ($10.00) DOLLARS, and other good and valuable consideration, receipt of all of which is hereby acknowledged, BRIDGESTONE TIRE MANUFACTURING (U.S.A.), INC., a Delaware corporation organized and existing under the laws of Delaware (hereinafter called "Grantor"), has this day bargained and sold, and does hereby transfer and convey unto THE INDUSTRIAL DEVELOPMENT BOARD OF RUTHERFORD COUNTY, TENNESSEE, a public not-for-profit corporation (hereinafter called "Grantee"), certain real estate in Rutherford and Davidson Counties, Tennessee, as follows:

Beginning at a concrete monument in the north margin of Firestone Parkway and the west margin of Waldron Road; thence along the north margin of Firestone Parkway N. 86 deg. -07 min. W, a distance of 2235.00 feet to a nail set in rock; thence leaving Firestone Parkway N. 3 deg. -53 min. E, a distance of 2430.00 feet to an iron pin in concrete; thence N 39 deg. -44 min. 27 sec. W, a distance of 220.65 feet to a concrete monument in the east margin of J. P. Hennessy Drive (formerly Andy Holt Boulevard); thence northerly along margin of said drive on a curve to the left with radius of 848.51, a distance of 100.00 feet to a concrete monument; thence leaving said drive S 47 deg. -06 min. -42 sec. E, a distance of 106.81 feet to a concrete monument; thence S 86 deg. -07 min. E, a distance of 367.21 feet to a concrete monument on the west bank of Hurricane Creek; thence continuing S 86 deg. 07 min. E a distance of 50.00 feet to a point in said creek; thence along said creek N. 26 deg. -14 min. E, a distance of 742.17 feet; thence S 86 deg. -07 min. E, a distance of 50.00 feet to a concrete monument; thence continuing S 86 deg. -07 min. E, a distance of 1513.50 feet to a concrete monument in the west margin of Waldron Road; thence along the margin of said road S 6 deg. -12 min. -37 sec. W, a distance of 57.21 feet to a tack in hub set by the Tennessee Department of Transportation; thence continuing along margin of said road on a curve to the left with radius of 7814.07 feet, a distance of 322.31 feet to a tack in hub set by the Tennessee Department of Transportation; thence S 3 deg. -50 min. -49 sec. W a distance of 968.62 feet to a concrete monument; thence S 86 deg. -07 min. E, a distance of 45.24 feet to a concrete monument, thence S 3 deg. -53 min. W, a distance of 1573.0 feet to a concrete monument; thence S 14 deg. -07 min. W, a distance of 365.82 feet to the point of beginning containing an area of 163.20 acres.

3455 01/24 9.00- CHECK

The above described property was conveyed to The Industrial Development Board of Rutherford County, a Tennessee public not-for-profit corporation, by deed from The Firestone Tire & Rubber Company, an Ohio corporation, of record in Book 5990, page 361, Register's Office of Davidson County, Tennessee, and of record in Book 317, page 233, Register's Office of Rutherford County, Tennessee. Subsequently, the above described property temporarily was conveyed to Bridgestone Tire Manufacturing (U.S.A.), Inc., a Delaware corporation, by deed from The Industrial Development Board of Rutherford County of record in Book 318, page 859, Register's Office of Rutherford County, Tennessee, and of record in Book 6024, page 372, Register's Office of Davidson County, Tennessee.

Together with all interest Grantor may have in an easement for the building of a lead track from the main line of the present Louisville & Nashville Railroad Company to the hereinabove described premises, and more fully described in an instrument of record in Book 213, page 268, Register's Office of Rutherford County, Tennessee, and Book 4626, page 224, Register's Office of Davidson County, Tennessee.

This conveyance is subject to an easement to the hereinabove described premises for an underground telephone cable system including pedestals, poles, conduit, and all miscellaneous items of telephone plant necessary to construct and maintain the same to Tennessee Telephone Company, and more fully described in an instrument of record in Book 28, page 58, Register's Office of Rutherford County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining, to the said Grantee, its successors and assigns, forever.

AND GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming through and under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, Grantor has caused this instrument to be signed in its name and behalf by its ~~Chairman~~ PRESIDENT and its corporate seal to be affixed and attested to by its Secretary, all as of the 23rd day of January, 1984.

(Seal)

BRIDGESTONE TIRE MANUFACTURING (U.S.A.), INC.

By: _____
~~Vice~~-President

Attest:

_____
Secretary

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STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

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The actual consideration or value, whichever is greater, for this transfer is $24,803,000.

K. Ishikure
Affiant

Subscribed and sworn to before me, this the 23rd day of January, 1984.

Notary

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Commission Expires: June 29, 1986

Before me, a Notary Public of the State and County aforesaid, personally appeared K. Ishikure and N. Takeuchi, with whom I am personally acquainted and who, upon oath, acknowledged themselves to be Vice-President and Secretary, respectively, of Bridgestone Tire Manufacturing (U.S.A.), Inc., a corporation organized and existing under the laws of Delaware, and that they, as such officers, being authorized to do so, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by themselves as Vice-President and Secretary.

WITNESS my hand and seal, at office in Murfreesboro, Tennessee, this 23rd day of January, 1984.

Notary Public

My Commission Expires: June 29, 1986

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IDENTIF. REFERENCE

JAN 24 9 29 AM '84

FELIX A. REGISTER
DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
RUTHERFORD COUNTY
OFFICE OF THE REGISTER Jan. 23, 19 84
I, HOMER JONES, REGISTER DO CERTIFY THAT THE FOREGOING INSTRUMENT AND CERTIFICATE ARE REGISTERED IN MY SAID OFFICE IN BOOK NO. 329
PAGE NO. 264 AND THAT THEY WERE
RECEIVED Jan. 23 1984 AT 11:30
O'CLOCK A M. AND ENTERED IN NOTE BOOK 29
PAGE 24
HOMER JONES, Register
BY Betty Morrison DEP. REG.

RECORDING FEE 9.00
STATE TAX —
REGISTER'S FEE —
TOTAL PAID 9.00
RECEIPT NO. 49934