[redacted]

Universal Tire, Inc.
1201 Demonbreun St.
Nashville, Tennessee 37203

Send Tax Bills To:
Same as new owner

Map Parcel Number:
6DA-28113
119-13-324

THIS INSTRUMENT PREPARED BY:
John A. F. Feldmann, Counsel
Exxon Company, U.S.A.
(a division of Exxon Corporation)
P. O. Box 2567
Houston, Texas 77252-2567

Map 119-13
Par 324 Is

SPECIAL WARRANTY DEED

BOOK 6262 PAGE 448

STATE OF TENNESSEE §
§ KNOW ALL MEN BY THESE PRESENTS: THAT
COUNTY OF DAVIDSON §

EXXON CORPORATION, a New Jersey corporation (successor by merger to Humble Oil & Refining Company), having an office at 800 Bell Street, Houston, Texas 77002, hereinafter called "Grantor," for and in consideration of the sum of One Hundred Thirty Thousand and No/100 Dollars ($130,000.00) cash to it in hand paid by UNIVERSAL TIRE, INC., a Tennessee corporation, 1201 Demonbreun Street, Nashville, Tennessee 37203, hereinafter called "Grantee," the receipt of which is hereby acknowledged, does hereby GRANT, BARGAIN, SELL and CONVEY unto the said Grantee, subject to the further provisions of this Deed, all that certain tract or parcel of land (the "Property") lying and being in the County of Davidson, State of Tennessee, being more particularly described in Exhibit "A," attached hereto and incorporated herein for all purposes.

This conveyance is made by Grantor and accepted by Grantee subject to all valid and subsisting conditions, covenants, restrictions, reservations, exceptions, rights-of-way and easements of record and all laws, regulations and restrictions, including building and zoning ordinances, of municipal or other governmental authorities applicable to and enforceable against the above-described Property.

Ad valorem taxes and special assessments, if any, against the Property herein conveyed for the current year shall be prorated between Grantor and Grantee as of the effective date hereof, and Grantee hereby assumes and agrees to pay same.

TO HAVE AND TO HOLD the above-described Property, together with the appurtenances, estate, title and interest thereto, unto the said Grantee, Grantee's successors and assigns, forever, subject to the provisions hereof, and in lieu of all other

warranties, express or implied, Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title to the Property unto the said Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor has signed and sealed this deed this 19th day of March, 1984, but EFFECTIVE as of the 2nd day of April, 19 84.

ATTEST:

B. F. Pierce
Assistant Secretary

EXXON CORPORATION

By: John B. Turner, Jr.
Vice President

FORM APPROVED

A-6

STATE OF TEXAS §
§
COUNTY OF HARRIS §

Before me, Mary M. Davenport, a Notary Public of the State and County aforesaid, personally appeared JOHN B. TURNER, JR., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of EXXON CORPORATION, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and seal of office in Harris County, Texas this 19th day of March, 1984.

Mary M. Davenport
Notary Public, State of Texas

My commission expires:

MARY M. DAVENPORT
Notary Public in and for State of Texas
My Commission Expires 10-25-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $130,000.00. This is equal to or greater than the property would bring in a fair and voluntary sale.

Sworn to and subscribed before me this 2nd day of April, 1984.

H. E. Stanley U.P.

Notary Public

My commission expires:
1-18-87

EXHIBIT "A" TO SPECIAL WARRANTY DEED FROM EXXON CORPORATION, A NEW JERSEY CORPORATION, TO UNIVERSAL TIRE, INC., A TENNESSEE CORPORATION, 1201 DEMONBREUN STREET, NASHVILLE, TENNESSEE 37203

A certain lot or parcel of land in Davidson County, Tennessee, more particularly described as follows:

BOOK 6262 PAGE 450

Lot No. 1 and part of Lot No. 2 on the plan of the re-subdivision of Lots Nos. 1 to 8 inclusive and 59 in Pleasant View Subdivision of Mrs. McCombs' Property, as of record in book 843, page 101, Register's Office for said County, described together according to a survey made by Barge-Waggoner, Inc., Engineers, May 10, 1955, as follows:

Beginning at a point on the southerly margin of Morton Avenue, formerly McCombs Street, at the northwest corner of the property conveyed to Buford L. Huddleston and wife, by F. R. Hester and wife, by deed of record in book 1281, page 645, said Register's Office; thence with the southerly margin of said Avenue, north 86° 01' west 156.80 feet to the beginning of a curve; thence around said curve southwestwardly to the easterly margin of Nolensville Road, as widened; thence with said Road, as widened, south 24° east 183.93 feet to the northerly margin of a 12 foot alley; thence with said alley south 87° 50' east 101.80 feet to the southwest corner of said Huddleston property; thence with the western boundary line of said Huddleston property, north 2° 29' east 14 feet, north 87° 50' west 15 feet and north 2° 29' east 165.40 feet to the beginning.

Being the same land as described in that certain Warranty Deed dated August 10, 1955, from F. R. Hester and Mayme Hester, Grantor, to Esso Standard Oil Company, Grantee, recorded in Book 2444, page 547 of the Deed records of Davidson County, Tennessee.

Esso Standard Oil Company, a Delaware corporation, merged into Humble Oil & Refining Company, a Delaware corporation on December 31, 1959.

Humble Oil & Refining Company, a Delaware corporation, merged into Exxon corporation, a New Jersey corporation, on January 1, 1973.

RUSH

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

APR 2 2 47 PM '84

IDENTIF. REFERENCE

I 1 2 8 9 6

04/02 347.50- CHECK

SP# 0916
Nashville, Tennessee

528e

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6262 PAGE 451

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			130000.00- CAMT.	
			338.00 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 347.50=	
			5280A04/02/84 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 1 2 8 9 6

IDENTIF. REFERENCE

APR 2 2 47 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 25147