Akron, Ohio 44318 — SPECIAL WARRANTY DEED DOOM 6801 PAGE 802

KNOW ALL MEN BY THESE PRESENTS that THE B.F.GOODRICH COMPANY, a Corporation incorporated under the laws of the State of New York, the Grantor, for the consideration of Ten Dollars ($10.00), and other good and valuable consideration received to its full satisfaction of TIRE CENTERS, INC., a Corporation incorporated under the laws of the State of Ohio, the Grantee, Bldg. 24-D, 500 S. Main Street, Akron, Ohio does give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns, premises situated in the City of Nashville, County of Davidson, and State of Tennessee, and further described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever. Said Grantor does covenant with the said Grantee that (i) it has fee simple title and the full right, power and title to convey said premises, and (ii) said premises have not been encumbered by it and that it will warrant and defend said premises to said Grantee against all lawful claims and demands of all persons claiming by, through or under said Grantor except for public highways, easements and restrictions of record and the repurchase option contained herein.

Grantee by acceptance of this Deed hereby agrees that it shall not sell this property to any third party during the calendar year 1986 without first giving Grantor thirty (30) days prior written notice to repurchase said premises at a price equal to the consideration paid hereof. Grantor's repurchase right shall automatically expire on December 31, 1986 without any further documentation or release required. Notwithstanding the foregoing, any transfer of said premises pursuant to a deed in lieu of foreclosure or to a purchaser at a foreclosure sale (whether it be mortgagee, beneficiary, secured party or any other person), occurring as a result of a default by Grantee under the terms of any mortgage, deed of trust, deed to secure debt, or other security instrument secured by the premises conveyed herein, or a transfer pursuant to an order of a court of competent jurisdiction, shall not be subject to Grantor's repurchase right granted herein and any such transfer shall fully terminate Grantor's right to repurchase.

IN WITNESS HEREOF, said corporation sets its hand and corporate seal by D.S. Devendorf, its Vice President and Treasurer, and N. J. Calise, its Secretary, this 12th day of February A.D. 1986.

Signed and acknowledged in the presence of:

THE B.F.GOODRICH COMPANY

By _____ Vice President and Treasurer

By _____ Secretary

Approved GB

Approved as to form

STATE OF OHIO )
ss
SUMMIT COUNTY )

[and who,upon oath, acknowledged that they are]

BEFORE ME, a Notary Public in and for said County, personally appeared the above named The B.F.Goodrich Company by D. S. Devendorf, its Vice President and Treasurer, and N. J. Calise, its Secretary, who acknowledge that with whom I am personally acquainted they did sign the foregoing instrument and that the same is the free act and deed of said corporation and the free act and deed of each of them personally and as such officers.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal at Akron, Ohio this 12th day of February, 1986.

_____ Notary Public

JUNE M. BUTTERMORE, Notary Public
Residence - Summit County
State Wide Jurisdiction, Ohio
My Commission Expires Mar. 7, 1987

This instrument prepared by:
N. J. Calise, Attorney at Law
500 South Main Street
Akron, Ohio 44318

BEING part of Lots 1,2, and 3 in the Resubdivision of the Woodard Lands, which Resubdivision of record in Book 332, page 39, Register's Office for said County, and described according to a survey of Barge, Waggoner and Sumner, Engineers, June 2, 1970, revised December 15, 1970, as follows:

BEGINNING at an iron pin in the southerly margin of Murfreesboro Pike at the entrance to Lester Avenue; thence with the margin of said Pike, south 70° 38' east 105.00 feet to an iron pin; thence leaving said Pike, south 8° 48' west 175.37 feet to an iron pin in the northerly margin of a 20 foot alley (unimproved); thence with the same, north 83° 42' west 108.00 feet to an iron pin in the easterly margin of Lester Avenue; thence with the same, north 4° 44' east 184.00 feet to an iron pin, the beginning of a curve; thence around said curve, with a radius of 15 feet, a distance of 27.39 feet to an iron pin in the southerly margin of Murfreesboro Pike, the point of beginning, containing 21,620 square feet or 0.50 acres, more or less.

BEING the same property conveyed to The B.F.Goodrich Company by deed from Maria Spica, of record in Book 6001, page 597, Register's Office for Davidson County, Tennessee.

TOGETHER with all right, title and interest of Grantors in and to any easements and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto.

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 25,678.00 Jo Ann Smith
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th DAY OF March 1986.

Betty B. Simmons
Notary Public

MY COMMISSION EXPIRES: May 10, 1986
(AFFIX SEAL)

RUSH

IDENTIFICATION REFERENCE

MAR 11 2 53 PM '86

REGISTER
DAVIDSON CO., TENN.

82229

EXHIBIT "A"

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

RECEIVED OF _____

FOR _____

BOOK 6801 PAGE 804

| | | |
|---|---|---|
| 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 |
|---|---|---|---|---|
| | | | | |

257618.00- CAMT.
669.76 CSTAX
.50 PRFEE
6.00 WDEED
- CHECK 676.26-
2057A03/11/86 SAL .0

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

82229

IDENTIFICATION REFERENCE

MAR 11 2 55 PM '86

No. 226396