BOOK 7341 PAGE 720 Bat 40

Prepared By: Weldon B. White, Jr.
162 Fourth Avenue North
Nashville, Tennessee 37219
(615) 255-7677

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Universal Tire, Inc. 1201 Demonbreum Street P.O. Box 24746 Nashville, Tennessee 37203 Attn: James R. Pickel, Jr.	Same	Map 147 Parcel 24

FOR AND IN CONSIDERATION of the sum of ten dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Hall Hardaway, Jr., Trustee for Omega Associates, Ltd., beneficiary, a Tennessee limited partnership, herein called Grantor, has this day bargained and sold and does hereby transfer and convey unto Universal Tire, Inc., a Tennessee corporation, herein called Grantee, and its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto which is incorporated by reference as if copied verbatim herein.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interests belonging to the said Grantee, its successors and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as set forth on Exhibit B attached hereto which is incorporated by reference as if copied verbatim herein.

Grantor further covenants and binds itself and its successors, to warrant and forever defend the title to said real estate to Grantee, its successors and assigns against the lawful claims of all persons.

This is improved property located at 421 Harding Place.

Witness our hands this 28th day of August, 1987.

Hall Hardaway, Jr., Trustee

OMEGA ASSOCIATES, LTD.,
a Tennessee Limited Partnership

By: L. H. Hardaway, Jr.
General Partner

6151 2

IDENTIFICATION REFERENCE

SEP 1 3 46 PM '87

DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Hall Hardaway, Jr., Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28th day of August, 1987.

Dorothy Blevins
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 5/12/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 28th day of August, 1987 personally appeared before me, the undersigned, a Notary Public in and for the State and County, the within named L. H. Hardaway, Jr., with whom I am personally acquainted and who, upon oath, acknowledged himself to be a general partner of Omega Associates, Ltd., the within named bargainor, a Tennessee limited partnership, and that he as such general partner executed this deed for the purposes therein contained, by signing the name of the limited partnership by himself as general partner.

Witness my hand and official at Nashville, Tennessee, on this 28th day of August, 1987.

Dorothy Blevins
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 5/12/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $202000 ±.

Affiant

Subscribed and sworn to before me, this the 28th day of August 1987.

Patsi B. Bruce
Notary Public

NOTARY PUBLIC AT LARGE

My Commission Expires: 2-7-90

EXHIBIT "A"

BEING A 0.53 MORE OR LESS ACRE TRACT OF LAND LYING IN THE FIRST CIVIL DISTRICT OF DAVISDON COUNTY, TENNESSEE, SAID TRACT FURTHER DESCRIBED AS BEING THE SAME PROPERTY CONVEYED TO HALL HARDAWAY JR., TRUSTEE FROM LIONEL B. WILDE AND WIFE, ANNE B. WILDE, OF RECORD IN BOOK 6219, PAGE 828, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A POINT LYING ON THE SOUTHERLY MARGIN OF HARDING PLACE AT THE MOST WESTERLY CORNER OF THE HEREIN DESCRIBED TRACT, SAID POINT FURTHER DESCRIBED AS LYING 81.8 FEET EAST OF A RIGHT OF WAY POINT;

1. THENCE RUNNING WITH THE SAID EAST MARGIN OF HARDING PLACE, NORTH 63 DEGREES 15 MINUTES EAST, A DISTANCE OF 165.00 FEET TO A POINT, SAID POINT BEING FURTHER DESCRIBED AS BEING THE NORTHWEST CORNER OF THE ROGER A. DANNER PROPERTY AS OF RECORD IN BOOK 5084, PAGE 941 REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

2. THENCE LEAVING THE SAID MARGIN OF HARDING PLACE AND RUNNING WITH THE WESTERLY LINE OF THE DANNER PROPERTY, SOUTH 26 DEGREES 45 MINUTES EAST, A DISTANCE OF 150 FEET TO A POINT;

3. THENCE SOUTH 63 DEGREES 15 MINUTES WEST, A DISTANCE OF 141.20 FEET TO A POINT LYING ON THE EASTERLY LINE OF THE LEASED STATIONS, INC. PROPERTY AS OF RECORD IN BOOK 5655, PAGE 933, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE;

4. THENCE LEAVING THE SAID DANNER PROPERTY AND RUNNING WITH THE SAID LINE OF THE LEASED STATIONS, INC. PROPERTY, NORTH 35 DEGREES 45 MINUTES WEST, A DISTANCE OF 151.85 FEET TO THE POINT OF BEGINNING, CONTAINING 0.53 MORE OR LESS ACRE.

EXHIBIT "B"

BOOK 7341 PAGE 723

1. 1987 ad valorem taxes.

2. Conditions in Zoning Appeals Case No. 65-39 as contained in Deed of record in Book 3915, Page 716, Register's Office of Davidson County, Tennessee.

3. Sewer Easement of record in Book 4490, Page 236, said Register's Office.

4. Lease Agreement with the Lamar Corporation as of record in Book 6920, Page 845, said Register's Office.

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

RECEIVED OF _____

FOR _____

BOOK 7341 PAGE 724

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

700000.00- CAMT.
1960.00 CSTAX
.50 PRFEE
12.00 WDFEE
CHECK 1972.50-
0241A09/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6151.2

IDENTIFICATION REFERENCE

SEP 1 3 46 PM '87

DAVIDSON COUNTY, TN

No. 12020