BOOK 7341 PAGE 725 Bot 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 26-14 Parcel 51 GO-08096

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, Omega Associates, Ltd., 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 720 Two Mile Parkway.

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

OMEGA ASSOCIATES, LTD.,
a Tennessee Limited Partnership

By: L. H. Hardaway

L. H. Hardaway, Jr.
General Partner

6 1 5 1 3

IDENTIFI REFERENCE

SEP 1 3 45 PM '87

DAVIDSON COUNTY, TN

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 Brown
Notary Public

My Commission Expires: 5/12/88

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 700,000.00 .

Affiant

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

Patsi B. Gregory
Notary Public

My Commission Expires: 2-7-90

EXHIBIT "A"

A TRACT OF LAND IN THE SECOND CIVIL DISTRICT OF GOODLETTSVILLE, DAVIDSON COUNTY, TENNESSEE, LOCATED ON THE EAST SIDE OF TWO MILE PIKE, BEING THE SAME PROPERTY CONVEYED TO OMEGA ASSOCIATES, LTD. BY DEED FROM NATIONAL DEVELOPMENT CORPORATION OF RECORD IN BOOK 6272, PAGE 497, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT A RAILROAD SPIKE SET AT THE BACK OF A CONCRETE SIDEWALK ON THE EAST RIGHT OF WAY OF TWO MILE PIKE, SAID SPIKE SOUTH 19 DEGREES 14 MINUTES 33 SECONDS EAST, 200.00 FEET FROM THE INTERSECTION OF THE EAST RIGHT OF WAY OF TWO MILE PIKE AND THE SOUTH RIGHT OF WAY OF WADE CIRCLE;

1. THENCE LEAVING SAID EAST RIGHT OF WAY OF TWO MILE PIKE, NORTH 70 DEGREES 54 MINUTES 22 SECONDS EAST, 182.67 FEET TO AN IRON PIN FOUND;

2. THENCE SOUTH 18 DEGREES 41 MINUTES 18 SECONDS EAST, 129.00 FEET TO AN IRON PIN FOUND;

3. THENCE SOUTH 74 DEGREES 26 MINUTES 20 SECONDS WEST, 181.80 FEET TO AN IRON PIN FOUND ON THE EAST RIGHT OF WAY OF TWO MILE PIKE;

4. THENCE WITH THE EAST RIGHT OF WAY NORTH 19 DEGREES 14 MINUTES 33 SECONDS WEST, 117.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.52 ACRES MORE OR LESS.

EXHIBIT "B"

1. 1987 ad valorem taxes.

2. Restrictive covenants as contained in Deed of record in Book 5831, Page 453, as modified in Book 6009, Page 775, Register's Office for Davidson County, Tennessee.

3. Easement for electrical transmission line granted to USA of record in Book 2485, Page 253, said Register's Office.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____ BOOK 7341 PAGE 729

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 WDEED
CHECK 1972.50-
8242A09/01/87 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

6151.3

IDENTIFICATION REFERENCE

SEP 1 3 46 PM '87

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 12021