THIS INSTRUMENT PREPARED BY:
Ronald G. Turner
2021 Richard Jones Rd., Ste 350
Nashville, Tennessee 37215

Name and Address of Property Owner:	Name and Address of Person or Entity Responsible for Payment of Real Property Taxes:	Map-Parcel Numbers
Jiffy Lube International of Maryland, Inc. 7008 Security Boulevard Baltimore, MD 21207	Same	149 00 241.00

2652 09/31/ 0101 03CHECK 1582.90

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, KDB GENERAL PARTNERSHIP, a Tennessee partnership (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto JIFFY LUBE INTERNATINAL OF MARYLAND, INC. (the "Grantee"), the Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows (the "Property"):

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Ezell Doak Property, as of record in Book 5800, page 339, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to KDB General Partnership, a Tennessee partnership, by quitclaim deeds from Burns Associates, Inc., David Burns and Kenneth Burns, Anita S. Burns and Alline H. Burns, of record in Book 7557, Page 808; Book 7557, Page 811; Book _____, Page _____; and Book _____, Page _____, respectively, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, the Grantee's successors and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $563,000.00

Affiant

Subscribed and sworn to before me this 31st day of May, 1988.

NOTARY PUBLIC

My commission expires: 10-9-91

NOTARY PUBLIC AT LARGE

And the Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except real estate taxes for 1988 which have been prorated, an easement for sewer purposes of record in Book 5357, Page 360, said Register's Office, and matters shown on the Plan of record in Book 5800, Page 339, said Register's office.

And the Grantor does further covenant and bind itself to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons claiming by, through, or under the Grantor but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31 day of May, 1988.

KDB GENERAL PARTNERSHIP,
a Tennessee partnership

By: _____

Its: GENERAL PARTNER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Ronald G. Turner of the state and county aforesaid, personally appeared David C. Burns, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acnowledged himself to be a partner of KDB GENERAL PARTNERSHIP, a partnership, and that he as such partner executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself as general partner.

Witness my hand and seal, at office in Nashville, this 31 st day of May, 1988.

_____
Notary Public

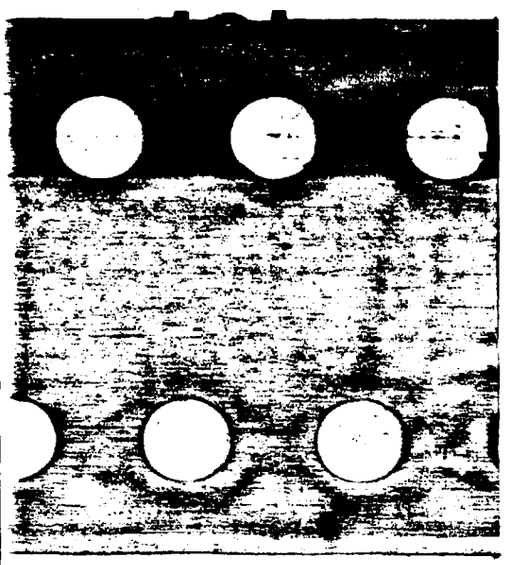
My Commission Expires:
10-9-91

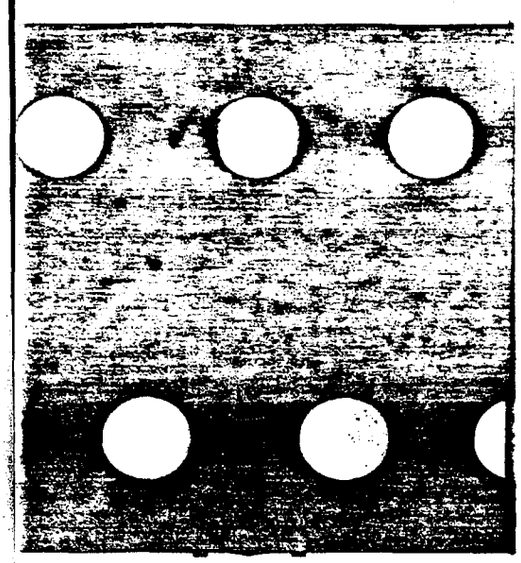
D47RT3926

MAIL REV.

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN
MAY 31 3 04 PM '88

IDENTIFICATION REFERENCE
35208





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7557 PAGE 816

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

	CAMT
	563000.00
CON TX	1576.40
PRFEE	0.50
WDEED	6.00
BANK	1582.90
CHECK	1582.90

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

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