Box 38
CLR

This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
25th Floor, Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 7928 PAGE 696

Address New Owner(s):
Bridgestone/Firestone, Inc.
205 North Michigan Avenue
Suite 3800
Chicago, Illinois 60601

Send Tax Bills to:
Same

Map: 142
Parcel: 284
Field Book:
9D79931

## WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, A & A PROPERTIES, INC., a Tennessee corporation (the "Grantor"), has this day bargained and sold, and does thereby transfer and convey to BRIDGESTONE/FIRESTONE, INC., an Ohio corporation (the "Grantee"), its successors and assigns, all that tract or parcel of land described on Exhibit "A" hereto, together with all appurtenances thereto, and all right, title and interest of the Grantor in and to all roads, streets and ways, whether public or private, bounding the property, and all buildings and improvements thereon.

This is unimproved property.

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

AND 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 herein set out on Exhibit "B" hereto. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

6278.4

IDENTIFICATION REFERENCE

SEP 1 3 03 PM '89

DAVIDSON COUNTY, TN

[illegible] 1303.00

IN WITNESS WHEREOF, Grantor has executed this instrument on this 31st day of August, 1989.

A & A PROPERTIES, INC.

By: Alvin Stillman, Pres.
Alvin Stillman, President

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Alvin Stillman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the President of A & A Properties, Inc., the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at Office, this 31st day of August, 1989.

Notary Public

My Commission Expires: 1/23/93



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STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater, for this transfer is $390,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of August, 1989.

Notary Public

My Commission Expires:

1/23/93



3:GEM0829891.bb

**DESCRIPTION**

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Re-Subdivision of Lots 2, 3 & 4 (2nd Revision) Section Two American Subdivision, as of record in Plat Book 6050, page 407, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to A & A Properties, Inc., a Tennessee corporation, by deeds from Robert E. Robeson, Trustee, of record in Book 7536, page 484, and Book 7920, page 303, Register's Office for Davidson County, Tennessee.

**EXHIBIT "A"**

## TITLE EXCEPTIONS

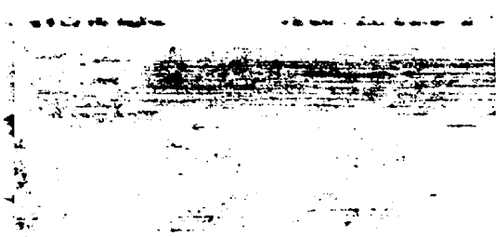
1. Property taxes for the year 1989, which have been prorated and assumed by Grantee.

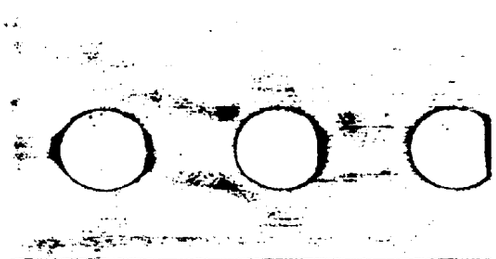
2. All matters appearing on the Plan of record in Book 6050, page 407, Register's Office for Davidson County, Tennessee, except for the 25 Telephone and NES easement which, pursuant to a separate warranty between the Grantor and the Grantee, the Grantor has agreed to cause to be abandoned.

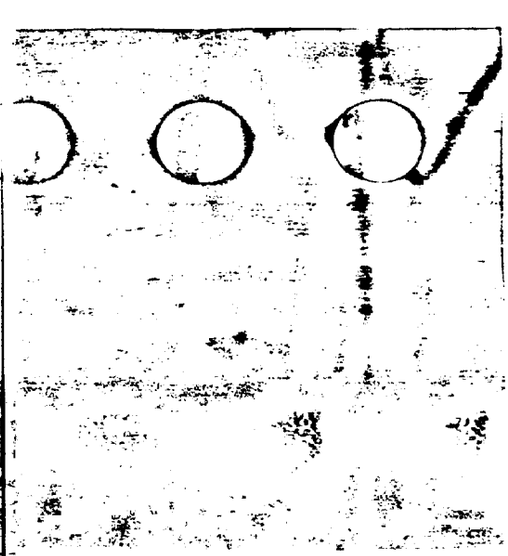
3. Subject to the conditions, restrictions, terms, provisions, requirements, agreements and stipulations contained in the Deed of record in Book 7154, page 204, Register's Office for Davidson County, Tennessee.

4. Terms and conditions contained in instrument of record in Book 6630, page 313, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"







**OFFICIAL RECEIPT**

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

RECEIVED OF _____

FOR _____

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| | | |
|---|---|---|
| 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
390000.00
CON TX 1287.00
PRFEE 1.00
WDEED 15.00
TOTAL 1303.00
CHECK 1303.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 44 0001 0781

62784

IDENTIFICATION REFERENCE

SEP 1 9 43 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 244818