THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00261740
BOX 35

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	~~SEND TAX BILLS TO:~~	MAP PARCEL NUMBERS
The Pep Boys - Manny, Moe & Jack, a Pennsylvania corporation (NAME)	NAME OF MORTGAGEE:	MAP 161
ATTN: CHARLES LARKIN	NONE. (NAME)	
3111 ALLEGHENY AVE. (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	PARCEL 165
Philadelphia, PA. 19132 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100----------
----------$10.00---------- *Dollars,*

Cash in hand paid by The Pep Boys - Manny, Moe & Jack, a Pennsylvania corporation, and other good and valuable considerations accepted as cash, the receipt and sufficiency of which are hereby acknowledged,

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Pierce Hardy Real Estate, Inc., a Pennsylvania corporation

have this day bargained and sold, and do hereby transfer and convey unto the said The Pep Boys - Manny, Moe & Jack, a Pennsylvania corporation,

the Grantees herein, their (successors), heirs and assigns,

certain real estate in Davidson County, Tennessee, as follows

(See Exhibit "A" attached hereto.)

56206

IDENTIFICATION

SEP 10 3 49 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

Legibility of Writing, Typing or Printing Unsatisfactory in this Document When Received

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 671,000.00

Subscribed and sworn to before me this the 7th *day of* September, 19 90

Affiant

My commission expires 1/23/94

(Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as Lot 2, Old Hickory Blvd., Nashville, TN
(House Number) (Street) P O Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for matters set forth on Exhibit "B" attached hereto.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons claiming by, through or under the grantor.

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

Witness our hands this 31st. *day of* August, 19 90

corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date

Pierce Hardy Real Estate, Inc.,

President

Notary

Notarial Seal
Grayselda Gould, Notary Public
Peters Twp., Washington County
My Commission Expires March 28, 1994
Member, Pennsylvania Association of Notaries

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF ~~TENNESSEE~~ Pennsylvania
COUNTY OF ~~DAVIDSON~~ Washington

Before me, Grayselda Gould, *a Notary Public of the State and County aforesaid, personally appeared* Joseph A. Hardy Sr., *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* President *of the* Pierce Hardy Real Estate, Inc., *the within named bargainor, a corporation, and that* he *as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* him *self as* President

Witness my hand and seal, at office in 4121 Washington Road, McMurray, PA 15317, *this* 31st *day of* August, *19* 90

Grayselda Gould *Notary Public*

Commission expires March 28, 1994

Notarial Seal
Grayselda Gould, Notary Public
Peters Twp., Washington County
My Commission Expires March 28, 1994
Member, Pennsylvania Association of Notaries

NOTARY PUBLIC PENNSYLVANIA GRAYSELDA GOULD

WARRANTY DEED

FROM
Pierce Hardy Real Estate, Inc.,
a Pennsylvania corporation

TO

The Pep Boys - Manny,

Moe & Jack, a

Pensylvania corporation

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of the Second Revised Plat of Handy City Commercial Area, of record in Book 5200, page 65, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more particular description.

Being the same property conveyed to 84 Lumber Company, by deed from American Fletcher National Bank, of record in Book 5319, page 129, as corrected by instrument of record in Book 5402, page 433, Register's Office of Davidson County, Tennessee.

The name of 84 Lumber Company having been changed to Pierce Hardy Real Estate.

7557 09/10 0101 03CHECK 2227.30

EXHIBIT B

1. Taxes for 1990: a lien, but not yet due and payable.

2. All matters as shown on the Plan of record in Book 5200, page 65, Register's Office for Davidson County, Tennessee.

3. Reservation by the grantor of a 20 foot sewer easement and agreement by grantee regarding same, contained in deed, of record in Book 5319, page 129, as corrected in Book 5402, page 433, Register's Office for Davidson County, Tennessee.

4. Perpetual, non-exclusive easements granted to Exxon Corporation, of record in Book 5234, page 220, Register's Office for Davidson County, Tennessee.

5. Conveyance to the State of Tennessee, of record in Book 7973, page 764, Register's Office for Davidson County, Tennessee.

C.K
GRL

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 671000.00
				CON TX 2214.30
				PRFEE 1.00
				WDEED 12.00
				TOTAL 2227.30
				CHECK 2227.30
09/10/90	01			15:50 0001 7557

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

56206

IDENTIFICATION REFERENCE

SEP 10 3 49 PM '90

FELIX Z WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 354224