Tax Parcel Number:
133-14-92

This document was prepared by: Williams Mullen Christian & Dobbins, P.C., 2 James Center, Richmond, Virginia 23219

QUITCLAIM DEED BOOK 8344 PAGE 998

THIS QUITCLAIM DEED, dated as of December 31, 1990, by and between **NASHVILLE LUBE, INC.**, a Tennessee corporation (the "Grantor") and **JIFFY LUBE INTERNATIONAL, INC.**, a Nevada corporation (the "Grantee"), provides as follows:

W I T N E S S E T H:

THAT, for and in consideration of the sum of TEN DOLLARS ($10.00), cash, in hand paid to the Grantor, and other good and valuable consideration, the receipt and sufficiency of which the Grantor hereby acknowledges, the Grantor hereby grants, conveys, releases, remises and forever quitclaims, without warranty, unto the Grantee all rights, title and interest of the Grantor in and to that certain real property located in Davidson County, Tennessee, and more particularly described on Exhibit "A", attached and made a part hereof.

WITNESS the following signature:

GRANTEE'S ADDRESS
(Send tax bills to same)
700 Milam
Houston, Texas
77252

NASHVILLE LUBE, INC., a Tennessee corporation

By: _____
Its: President

District of Columbia
STATE OF VIRGINIA)
)
CITY/COUNTY OF _____)

9089 05/03 0101 03CHECK 6.00

The foregoing instrument was acknowledged before me in ~~the City/County of~~ _____ ~~State of~~ _____, this 22 day of _____, 199_, by _____ as _____ of Nashville Lube, Inc., a Tennessee corporation, on behalf of the corporation.

My commission expires: June 14, 1995

_____
Notary Public

Tax Parcel Number:
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EXHIBIT A BOOK 8344 PAGE 999

Land in the 30th Councilmanic District of Davidson County, Tennessee and being Lot No. 6 on the plan of Chapparal Acres, Section 4 of record in Book 4595, page 21, R.O.D.C., Tn. and being more particularly described according to a survey by J. Bruce Rainey, Surveyor, 4823 dated January 27, 1988 and known as Job No: 880010 as follows:

Beginning at an existing PK nail on the westerly margin of Nolensville Road, said point of beginning being the Southeast corner of the herein described tract and also being 250 feet more or less northerly from the intersection of Nolensville Road and Elysian Fields Road, thence leaving the margin of said Nolensville Road S53 degrees 55 minutes, 43 seconds West 199.97 feet to an existing iron pin; thence N40 degrees 49 minutes 32 seconds West 106.46 feet to an existing iron pin; thence N49 degrees 07 minutes 21 seconds East 199.26 feet to an existing railroad spike on the westerly margin of said Nolensville Road; thence with the margin of Nolensville Road S40 degrees 50 minutes 05 seconds East 123.21 feet to the point of beginning, containing 22,883 square feet more or less.

Being the same property conveyed to Nashville Lube, Inc., a Tennessee corporation, by deed of record in Book 7527, page 884, Registers Office, Davidson County, Tennessee.

MAY 3 2 36 PM '91
DAVIDSON COUNTY TN.

IDENTIF. REFERENCE

11786

re2:pgs0239doc

COMMONWEALTH OF VIRGINIA
CITY OF RICHMOND, to-wit:

The actual consideration or true value, whichever is greater, for this transfer is $10.00

W S Best, III
Affiant

Subscribed and sworn to before me, this 1st day of May 1991.

Kathleen D. Fraser
Notary Public

My commission expires: 5/31/93