BOOK 8402 PAGE 888

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY
CARROLL, BUNKE, HENKEL, HAVERKAMP & SMITH, ATTORNEYS,
5856 GLENWAY AVENUE, CINCINNATI, OHIO 45238

NEW OWNER'S ADDRESS	SEND TAX BILLS TO: (NAME)	MAP-PARCEL NUMBERS
Michel Tire Co.	Same	Map 72-13
STREET ADDRESS OR ROUTE NUMBER 1217 Ellis Street	STREET ADDRESS OR ROUTE NUMBER	Parcel 41
CITY, STATE, ZIP CODE Cincinnati, Ohio 45223	CITY, STATE, ZIP CODE	

Mail

That, The Fidesta Co., an Ohio corporation (hereinafter "Grantor") having its usual place of business at 1217 Ellis Street, Cincinnati, Ohio 45223, for valuable consideration paid by Michel Tire Co. (hereinafter "Grantee"), an Ohio corporation, with its usual place of business at 1217 Ellis Street, Cincinnati, Ohio 45223, does convey with general warranty covenants to said Grantee the following described real estate in Davidson County, State of Tennessee:

Being Lot Nos. 1 to 4 inclusive on the Map of Irvington, as of record in Book 843, page 60, Register's Office for said County.

Said Lot Nos. 1 to 4 inclusive front together 100 feet on the westerly side of Gallatin Road and run back between parallel lines with the northerly margin of West Cahal Avenue100 feet to a 20-foot easement in the rear, on which they measure together 100 feet.

Being the same property conveyed to The Fidesta Co., by warranty deed from Hannah S. Share and Lois Sarah Gallon, of record in Book 7741, Page 306, Register's Office for said County.

The property conveyed in this instrument is not the principal place of residence of the Grantor.

The above property is conveyed subject to all matters as shown on the Plan of record in Book 843, Page 60, said Register's Office.

This is improved property, known as 2601 Gallitin Road, Nashville, Tennessee 37216.

Grantor has executed this Deed this 2nd day of January, 1991.

Signed and Acknowledged in the presence of:

Grantor:

The Fidesta Co.
by: Anthony J. Michel
Anthony J. Michel
its: President and

by: Roberta A. Michel
Roberta A. Michel
its: Secretary

CERTIFICATE

The Grantee does hereby certify that this transfer was made as a part of the corporate dissolution of the Grantor and there was no cash consideration. The Grantee does further certify that the market value of the property herein conveyed is Forty thousand and 00/100 Dollars ($40,000.00).

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF July 1991
Deputy Register

Grantee:

Michel Tire Co.
by: Anthony J. Michel
Anthony J. Michel
its: President

STATE OF OHIO)
: SS:
COUNTY OF HAMILTON)

The foregoing instrument was acknowledged, subscribed, and sworn to before me this 2nd day of January, 1991 by Anthony J. Michel , President, and Roberta A. Michel, Secretary of The Fidesta Co., for themselves and on behalf of the corporation whose name is subscribed to and which executed the foregoing instrument, and for themselves and as such officers of the corporation acknowledge that the signing and execution of said instrument is their free and voluntary act and deed, and the free and voluntary act and deed of said corporation.

NOTARIAL SEAL STATE OF OHIO

KEITH S. HEIDL, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date
Ohio Revised Code 147.031

Notary Public

STATE OF OHIO)
: SS:
COUNTY OF HAMILTON)

The foregoing certificate was acknowledged, subscribed, and sworn to before me this 2nd day of January, 1991 by Anthony J. Michel , President, of Michel Tire Co. for himself and on behalf of the corporation whose name is subscribed to and which executed the foregoing certificate, and for himself and as such officer of the corporation acknowledges that the signing and execution of said certificate is his free and voluntary act and deed, and the free and voluntary act and deed of said corporation.

NOTARIAL SEAL STATE OF OHIO

KEITH S. HEIDL, Attorney at Law
Notary Public - State of Ohio
My Commission has no expiration date
Ohio Revised Code 147.031

Notary Public

This instrument prepared by:

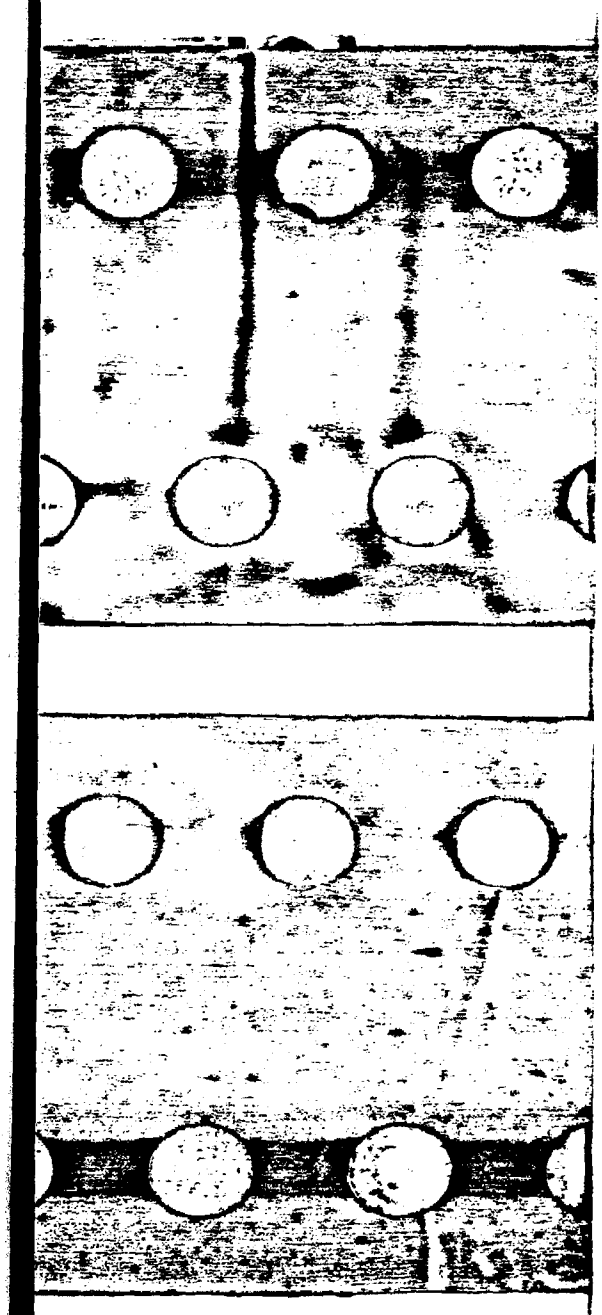
Timothy A. Michel
Carroll, Bunke, Henkel,
Haverkamp & Smith
5856 Glenway Avenue
Cincinnati, Ohio 45238
(513) 922-3200

32703.

IDENTIFICATION REFERENCE

JUL 23 9 23 AM '91

3875 07/23 0101 03CHECK 155.00



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 40000.00
				CON TX 148.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 155.00
				CHECK 155.00
07/23/91		01	09:23 0001	3875

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

32703.

IDENTIFICATION REFERENCE

JUL 23 9 23 AM '91

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

No. 442858