Box 49

SPECIAL WARRANTY DEED

BOOK 8563 PAGE 456

THIS INDENTURE, made and entered into this 24th day of February, 1992, by and between **PENN PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP COMPOSED OF THE KALMAN TRUST, SAM KALMAN TRUSTEE, U.T.D. 9/16/86 AND STANLEY M. FRIEDMAN**, party of the first part, and **BRIDGESTONE/FIRESTONE, INC., AN OHIO CORPORATION**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other and valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in Madison, County of Davidson, State of Tennessee, more particularly described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

PENN PARTNERS, A CALIFORNIA GENERAL PARTNERSHIP

by: _____
Sam Kalman, Trustee, of The Kalman Trust
u.t.d. 9/16/86
General Partner

88691 IDENTIF. TREFERENCE MAR 2 3 13 PM '92 FELIX Z. WILSON II REGISTER DAVIDSON COUNTY TN.

(FOR RECORDING DATA ONLY)

Property Address:
234 Gallatin Road South

Mail Tax Bills To:
Bridgestone/Firestone, Inc.
2550 West Golf Road
Rolling Meadows, IL 60008

This instrument was prepared by:

Penn Partners
3132 Laguna Street
San Francisco, C 94123

State tax	$
Register's fee	
Recording fee	
Total	

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $47313.92, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale

by: _____
Affiant

Subscribed and sworn to me before me this 24 day of ~~January~~ FEB. 1992

Richard F. Savelli
Notary Public

Commission expires 8-11-94

Richard F. Savelli
Notary Public

OFFICIAL SEAL
Richard F. Savelli
NOTARY PUBLIC - CALIFORNIA
City & County of San Francisco
My Comm. Expires Aug. 11, 1994

OFFICIAL SEAL
Savelli
CALIFORNIA
San Francisco
Aug. 11, 1994

03/02 0101 CHECK 188.50

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

Exhibit "A" BOOK 8563 PAGE 457

LAND in Davidson County, Tennessee, being a part of Lot No. 33 on the Plan of Douglas-Levine Subdivision, as shown on plat of record in Plat Book 547, Page 44, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEGINNING at hole drilled in the sidewalk in the north margin of Woodruff Street, opposite a turn into the westerly margin of Gallatin Road; thence along the north margin of Woodruff Street, North 75 deg. 45' West 194.95 feet to a drilled hole in concrete, the southwest corner of this tract; thence leaving Woodruff Street, North 14 deg. 04' East 100 feet to a 2" iron pipe; thence South 75 deg. 45' East 210 feet to the west margin of Gallatin Road; thence with the margin of the same, South 14 deg. 04' West 84.95 feet to a drilled hole in the sidewalk at a point at the beginning of a curve; thence around said curve in a southwesterly direction, having a radius of 15 feet, a total distance of 23.59 feet to the point of beginning.

BEING the same property conveyed to Penn Partners, A California General Partnership, by Deed of Record in Book 5957, page 107, Register's Office for Davidson County, Tennessee.

SUBJECT to: any matter that would be shown on a current and accurate survey of the Property; the lien for all taxes and assessments (including general or special assessments) relating to the Property and any liens for services, labor, materials or the like supplied, furnished or performed on or with respect to the Property or any improvements existing thereon or planned thereto; the rights or claims of all tenants or other persons in possession of all or any portion of the Property; all covenants, conditions, restrictions, easements and other matters of record, including any rights or claims of Grantee herein in and to the Property or any rights or claims of any person claiming by, under or through Grantee herein; and all of the matters reflected on Exhibit B hereto.

EXHIBIT "B"

Easement(s) to Sanitary Sewer and/or Storm Drainage, as set forth in instrument recorded in Book 3341, Page 514.

Rights of others in and to the use of any drains and/or ditches located over, across, in or under the insured premises, and rights to enter upon said premises to maintain the same. See Plan of record in Book 547, page 44, said Register's Office.

THE STATE OF CALIFORNIA §
§
COUNTY OF SAN FRANCISCO §

This instrument was acknowledged before me on the 24 day of February, 1992, by SAM KALMAN, as Trustee of The Kalman Trust, u.t.d. 9/16/86 (the "Trust"), with the Trust acting as the Authorized General Partner of Penn Partners, a California general partnership (the "Partnership"), and SAM KALMAN further acknowledged to me that he executed the foregoing instrument in his capacity as Trustee of the Trust and on behalf of the Trust, with the Trust acting in the capacity therein set forth and on behalf of the partnership.

(S E A L)

OFFICIAL SEAL
Richard F. Savelli
NOTARY PUBLIC - CALIFORNIA
City & County of San Francisco
My Comm. Expires Aug. 11, 1994

Richard F. Savelli
Notary Public in and for the State of California

RICHARD F. SAVELLI
Printed Name of Notary

My Commission Expires: 8-11-94

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

RECEIVED OF _____

FOR _____

BOOK 8563 PAGE 460

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 47373.92
CON TX 175.38
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
WDEED 12.00
TOTAL 188.38
CHECK 188.38

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

088691

IDENTIF. TREFERENCE

MAR 2 3 13 PM '92

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

03/02/92 01 15:12 0001 229

No. 506797