ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
P & E Distributors, Inc. 150 Clinton Street Nashville, TN 37203	New Owner	Map 92-B Parcel 18

This instrument prepared by: Robert J. Notestine III, Attorney, 104 Woodmont Blvd., Suite 115, Nashville, TN 37205
Prepared from information furnished by the parties hereto.

Q U I T C L A I M D E E D

For and in consideration of One Dollar ($1.00) cash in hand paid, and for the express purpose of creating fee simple absolute ownership All Tires and Wheels, Inc., a Tennessee Corporation, by these presents does hereby Quitclaim, grant, and convey unto P & E Distributors, Inc., a Tennessee Corporation, its successors and assigns, all of its right, title and interest in the following tract or parcels of land in Davidson County, State of Tennessee, to wit:

Tract I:

Being the southerly 150 feet of the westerly 85.75 feet of lot no. 83 on the Plan of Real Estate of Samuel Watkins, deceased, as of record in Book 57, Page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning at the northeast corner of Clinton Street and 16th Avenue North, being the southwest corner of said Lot No. 83; thence, with the northerly margin of Clinton Street easterly 85.75 feet; thence, northwardly parallel with the easterly margin of 16th Avenue, North 150 feet to the southern line of the railroad property; thence, with said line westerly 85.75 feet to the easterly margin of 16th Avenue, North; thence, with the easterly margin of 16th Avenue, North southwardly 150 feet to the point of beginning.

Tract II:

Being the southerly 150 feet of the easterly six feet of Lot No. 85, the southerly 150 feet of Lot No. 86, the southerly 150 feet of Lot No. 87, the southerly 150 feet of Lot No. 88, the and the southerly 150 feet of the westerly 6.6 feet of Lot No. 89, on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, Page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning on the northerly margin of Clinton Street 186 feet eastwardly from the easterly margin of 16th Avenue, North; thence, with the northerly margin of Clinton Street eastwardly 166.6 feet; thence, at right angles northwardly 150 feet to the souther line of

the railroad property; thence, with said line westwardly 166.6 feet; thence southwardly 150 feet to the point of beginning.

TRACT III:

Being the southerly 150 feet of the easterly 63.4 feet of the property designated "A" on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, Page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning at the northwest corner Clinton Street and 14th Avenue, North (this portion of 14th Avenue, North now having been abandoned and closed by ordinance of the City of Nashville, Bill No. 48-212); thence, northwardly 150 feet with the westerly margin of the now abandoned 14th Avenue, North to the southern line of the railroad property; thence, with said line westwardly 63.4 feet; thence southwardly 150 feet to the northerly margin of Clinton Street; thence, with the northerly margin of Clinton Street eastwardly 63.4 feet to the point of beginning.

TRACT IV:

Beginning at a point in the northerly margin of Clinton Street, said point being 63 feet 4 inches, more or less, west of the northwest corner of Clinton Street and 14th Avenue, North, and located in the westerly face of the west wall of the building situated on the property lying immediately east of the property herein conveyed; thence northerly, along the westerly face of the west wall of the building last mentioned, parallel with, and 63 feet and 4 inches, more or less, west of the westerly margin of 14th Avenue, North 150 feet to the southerly margin of the right-of-way of the property owned by the L & N Railroad; thence westerly along a line parallel with, and 150 feet northerly from, the north margin of Clinton Street, 176 feet, to a point in the easterly face of the east wall of the building located on property lying immediately west of the property herein conveyed; thence southerly, along the easterly fact of the east wall of the building last mentioned, 150 feet to the northerly margin of Clinton Street; thence easterly, along the northerly margin of Clinton Street, 176 feet to the point of beginning.

TRACT V:

Beginning at a point in the northerly margin of Clinton Street, said point being 85 feet 8 inches, more or less, east of the northeast corner of Clinton Street and 16th Avenue, North, and located in the westerly face of the west wall of the building situated on the property herein conveyed; thence northerly, along the westerly face of the west wall of the building last mentioned, parallel with, and 85 feet 8 inches, more or less, east of the easterly margin of 16th Avenue, North, 150 feet to the southerly margin of the right-of-way of the property owned by the L. & N.

Railroad; thence easterly, along a line parallel with, and 150 feet northerly from, the north margin of Clinton Street 100 feet 4 inches, more or less, to a point in the westerly face of the west wall of the building located on property lying immediately east of the property herein conveyed; thence, southerly, along the westerly face of the west wall of the building last mentioned, 150 feet to the northerly margin of Clinton Street, 100 feet 4 inches, more or less, to the point of beginning.

TRACT VI:

Being part of 14th Avenue, North (now abandoned) and shown on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, Page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning at the northwesterly intersection of Clinton Street and 14th Avenue, North (this portion of 14th Avenue, North having been abandoned and closed by ordinance of the City of Nashville, Bill No. 48-212); thence, with the easterly margin of Tract III in the deed from Herbert M. Shayne, Trustee to Commerce Union Bank, Trustee, of record in Book 6069, Page 269, said Register's Office (Tract III herein), northwardly 150 feet to the southerly line of the railroad property; thence, with said southerly line eastwardly 50 feet, more or less, to a point in the westerly line of Tract V in the above-referenced deed from Herbert M. Shayne, Trustee; thence,with said westerly line, southwardly 149 feet, more or less, to the northerly margin of Clinton Street; thence, with the northerly margin of Clinton Street, westwardly 50 feet, more or less, to the point of beginning.

The foregoing Tracts I, II, III, IV, V and VI being the same property conveyed to P & E Distributors, Inc. and All Tires & Wheels, Inc. by deed from Albert Werthan, Trustee, et al, of record in Book 6335, Page 374, Register's Office for Davidson County, Tennessee, and by two deeds from Commerce Union Bank, Trustee, of record in Book 6335, Page 370, and in Book 6335, Page 379, said Register's Office.

This conveyance is subject to that Deed of Trust of record in Book 6335, Page 381, Register's Office for Davidson County, Tennessee securing a certain indebtedness which indebtedness the Grantee agrees to assume and to pay each monthly installment as it comes due until paid in full.

This is improved property commonly known as 1500 Clinton Street, Nashville, TN 37203.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $0.00.
(
(
(

Affiant (President

(Subscribed and sworn to before me
(this 30 day of March, 1994.
(
(
(

Notary Public

(My Commission Expires: January 24, 1998
(

This conveyance, is subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, THE Grantors has caused this Deed to be executed this 30 day of March, 1994.

ALL TIRES AND WHEELS, INC.

By: _____
President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Pubic of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of All Tires & Wheels, Inc., the within Bargainor, a corporation, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 30th day of March, 1994.

_____
Notary Public

My Commission Expires: January 24, 1998

33851
IDENTIFICATION REFERENCE

94 MAR 31 PM 12:59
REGISTER
DAVIDSON COUNTY, TN.

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