Box 58

BOOK 9393 PAGE 990

SPECIAL WARRANTY DEED

THIS INSTRUMENT PREPARED BY:
Combos & Hix, P. C.
Suite 1100, 11th Floor
First American Center
Nashville, Tennessee 37238

94 JUN 30 PM 3:41
FILED
DAVIDSON COUNTY, TN.
REGISTER

66613

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $215,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF JUNE, 1994.

Notary Public

My Commission Expires:
3/23/96

ADDRESS NEW OWNER AS FOLLOWS:
Disser Enterprises, Inc.
6629 Ellesmere Road
Nashville, Tennessee 37205

SEND TAX BILL:
New Owner

MAP-PARCEL NUMBER
Map 70-13
Parcel 149

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, CHIEF AUTO PARTS INC., A DELAWARE CORPORATION, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO DISSER ENTERPRISES, INC., A TENNESSEE CORPORATION, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION
WHICH IS INCORPORATED HEREIN.

This improved property is located at:
3201 Clarksville Highway, Nashville, TN 37218. 0101 03CHECK 808.50

Grantor, for the consideration and subject to the reservations from and exceptions to conveyance and warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to Grantee, Grantee's heirs, executors, administrators,

successors, or assigns forever. Grantor binds Grantor and Grantor's heirs, executors, administrators, and successors to warrant and forever defend all and singular the property to Grantee and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty, and only when the claim is by, through, or under Grantor's title and only to the extent and from the date Grantor acquired the Property but not otherwise it being the intent of the Grantor to convey only such title as it received.

The Property is conveyed in its "as is" condition with no express or implied Warranties by Grantor.

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

Witness my hand this 30th day of June, 1994.

GRANTOR:
CHIEF AUTO PARTS, INC.,
A DELAWARE CORPORATION

By: Thomas A Hough

Title: Thomas A. Hough
Vice-President

STATE OF ~~TENNESSEE~~ Texas

COUNTY OF ~~DAVIDSON~~ Dallas

Before me, the undersigned, a Notary for the State and County aforesaid, did appear, Thomas A. Hough, with whom I am acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Chief Auto Parts, Inc., the within named bargainor, which is a Delaware Corporation, as such _____ is authorized by Chief Auto Parts, Inc., to execute this instrument.

Witness my hand, at office, this 30th day of June, 1994.

Nancy E Strack
Notary Public

My Commission Expires: 10-27-97

NANCY E. STRACK
MY COMMISSION EXPIRES
October 23, 1997

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

EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of Bordeaux Shopping Center, Section One, of record in Book 6900, Page 57, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Chief Auto Parts, Inc, a Delaware Corporation, by deed from The Southland Corporation, a Texas Corporation, of record in Book 7541, Page 152, Register's Office for Davidson County, Tennessee.

The above legal description derived from the plan of record.

EXPRESSLY EXCLUDED FROM THIS CONVEYANCE ARE THE FOLLOWING MATTERS:

1) All assessments and taxes due in 1994, and thereafter. City of Nashville taxes and County taxes for 1994, not yet due and payable. No adjustments to tax prorations.

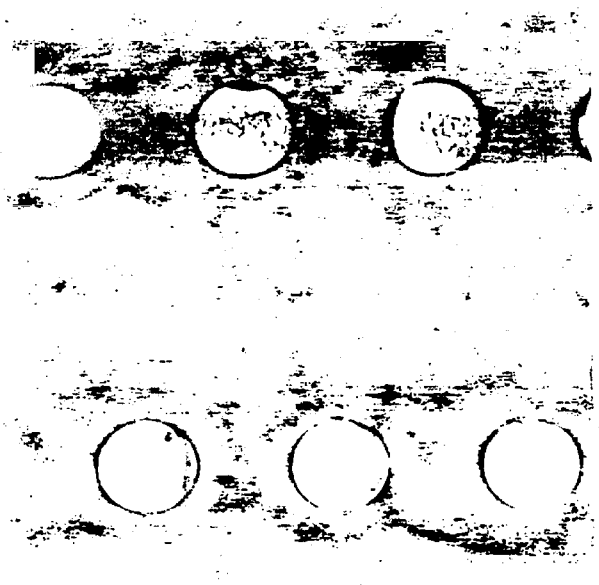
2) Restrictive covenants contained in an instrument of record in Book 7052, Page 363; and Book 7052, Page 366, in the Register's Office for said County.

3) Reciprocal Easement and Maintenance Agreement of record in Book 7052, page 370, said Register's Office.

4) Easement and other rights, retained by Metropolitan Government of Nashville and Davidson County, Tennessee, in and to that portion of Old Hydes Ferry Pike, closed by Metro Council Bill No. 085-655.

5) An easement for sewer lines as set out in Book 1303, Page 343; and Book 3958, Page 98, said Register's Office.

6) Subject to all matters as shown on the Plan of record in Book 6900, Page 57, in the Register's Office for said County.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

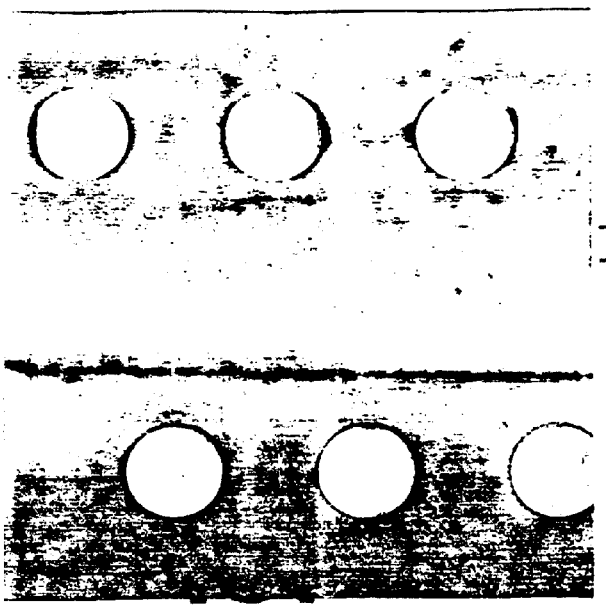
RECEIVED OF _____

FOR _____

BOOK 9393 PAGE 993

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	215000.00
CON TX	795.50
PRFEE	1.00
WDEED	12.00
TOTAL	808.50
CHECK	808.50

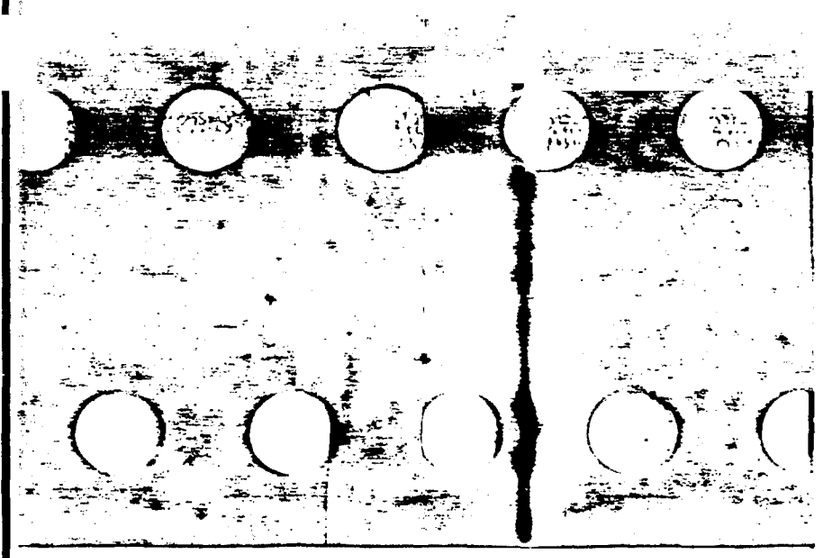
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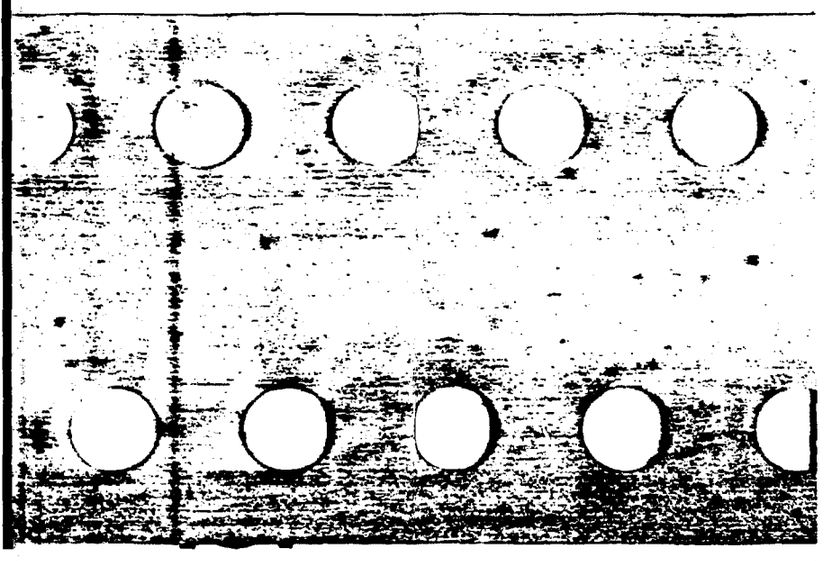
66613
IDENTIFICATION REFERENCE

94 JUN 30 PM 3:41

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 808830





VOID

BK 9393 PG 994

BK 9393 PG 995

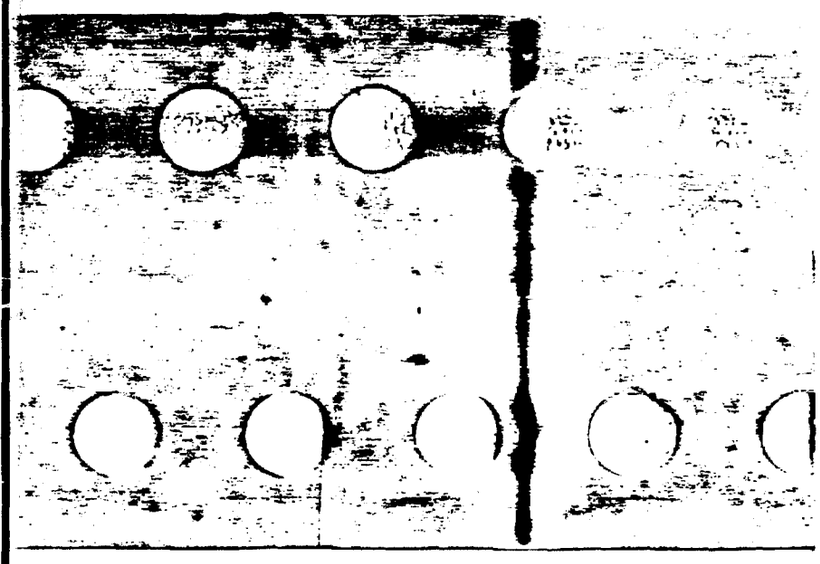
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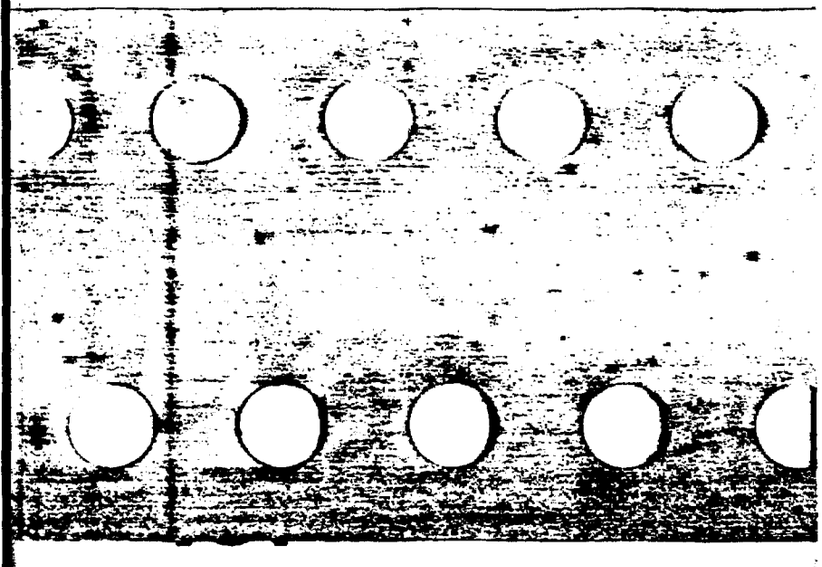
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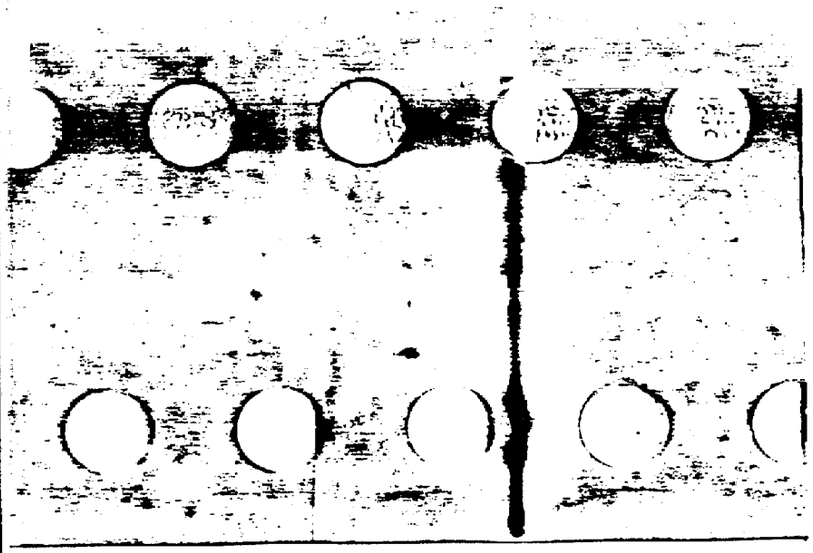
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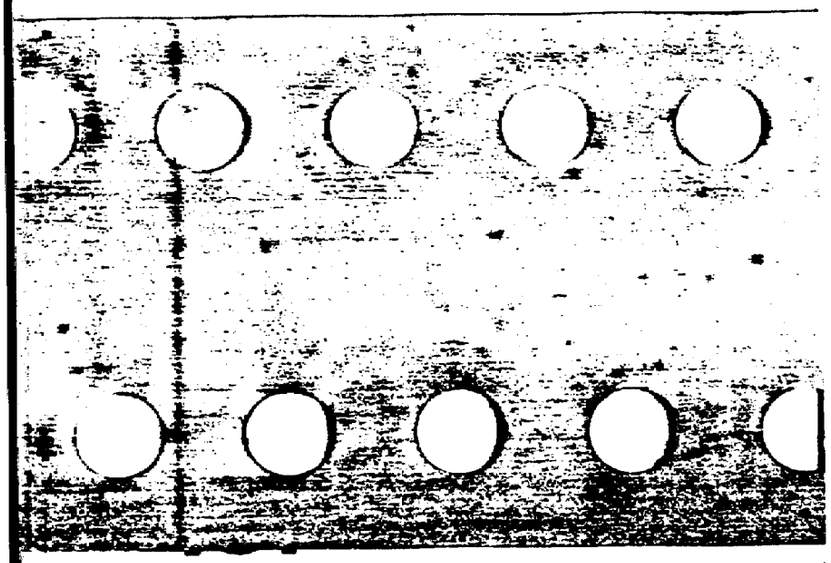
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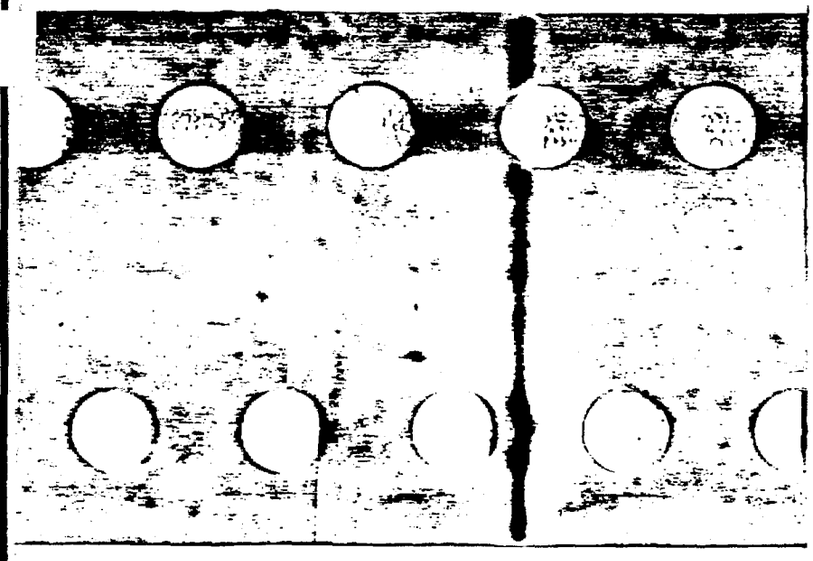
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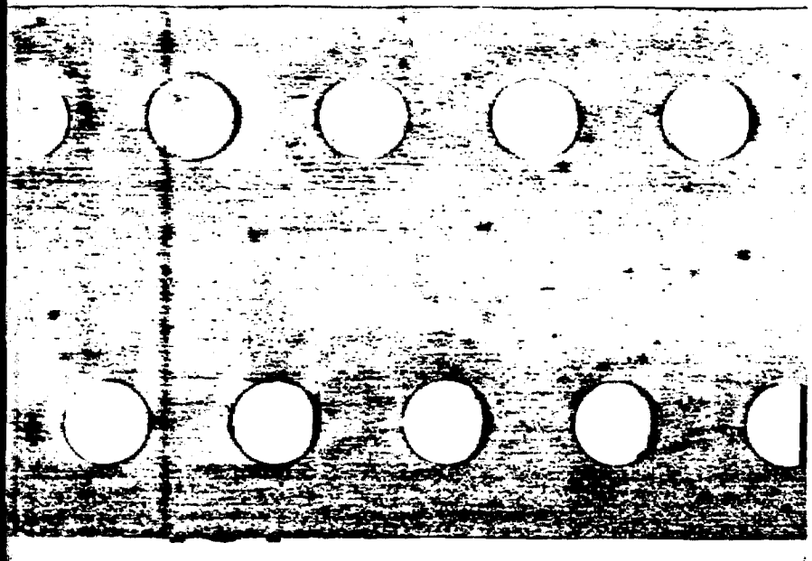
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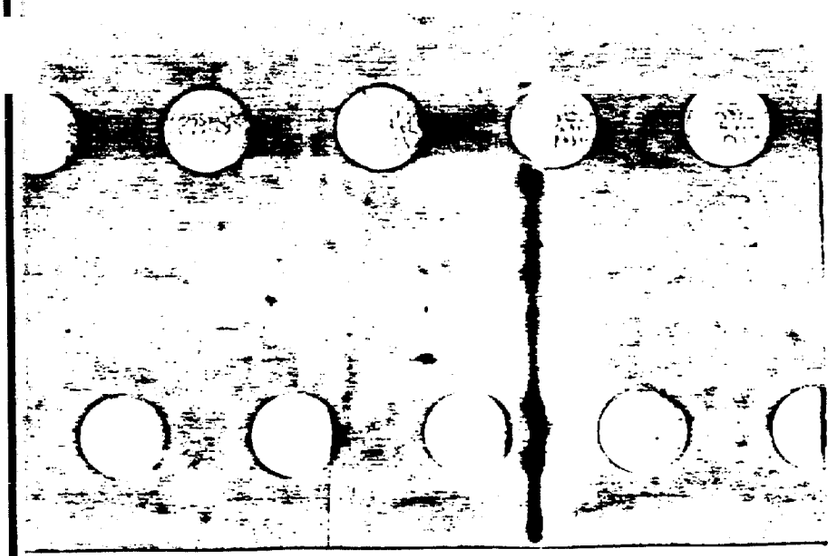
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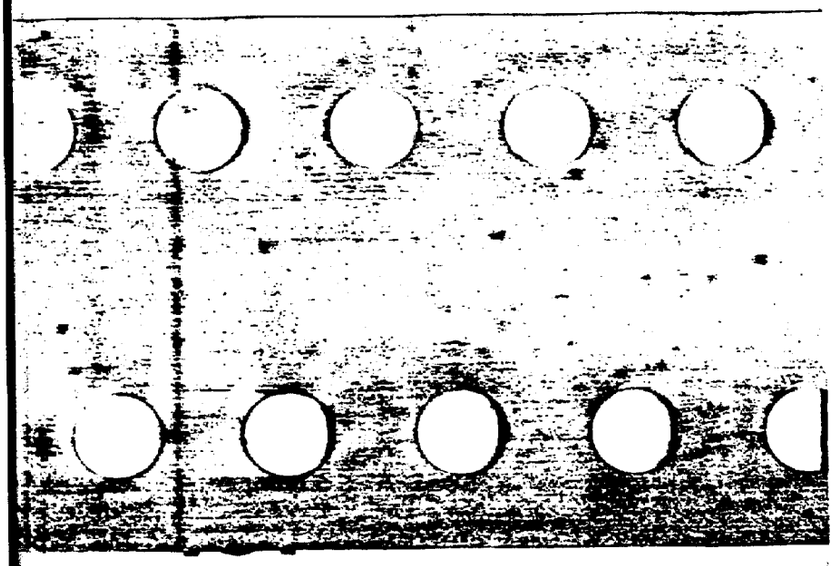
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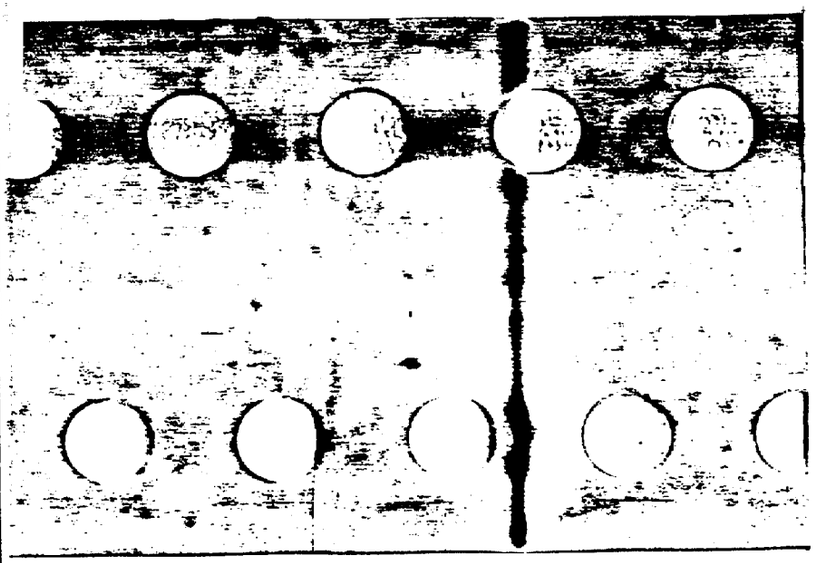
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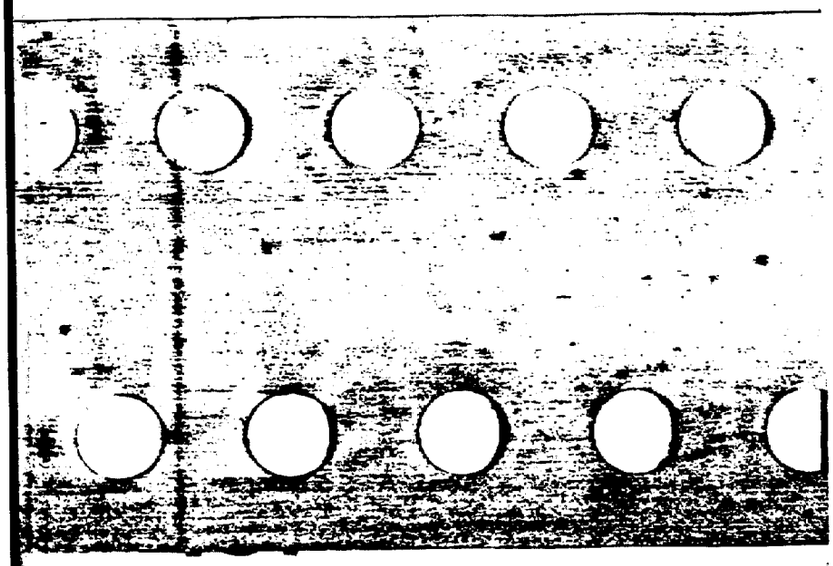
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