This Instrument Prepared By:

Daniel G. Laporte & Associates (CMV)
3250 West Market Street
Akron, Ohio 44333

BOOK 9557 PG 351

SPECIAL WARRANTY DEED

Address New Owner:
353 Murfreesboro Road
Nashville, TN 37210

Send Tax Bills To:
Same

Map/Parcel No:
Map: 105-4
Parcel: 348

KNOW ALL MEN BY THESE PRESENTS that TIRE CENTERS, INC., a corporation incorporated under the laws of the State of Ohio, the Grantor, for the consideration of ten dollars ($10.00), and other good and valuable consideration received to its full satisfaction of TREVECCA NAZARENE COLLEGE, the Grantee, does give grant bargain, sell and convey unto the said Grantee, its successors and assigns, premises situated in the City of Nashville, County of Davidson, and State of Tennessee, and further described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the above granted and bargained premises, with the appurtenances thereunto belonging, unto the said Grantee, its successors and assigns forever. Said Grantor does covenant with the said Grantee that (i) it has fee simple title and the full right, power and title to convey said premises, and (ii) said premises have not been encumbered by it and that it will warrant and defend said premises to said Grantee against all lawful claims and demands of all persons claiming by, through or under said Grantor except for public highways, easements and restrictions of record and the right of Grantor to lease the premises for one (1) month after closing with eight (8) one (1) month renewal options automatically being deemed exercised unless Grantor gives notice of non-renewal by ninety (90) days written notice; the lease being month to month thereafter both Grantor and Grantee having the right to terminate on ninety (90) days written notice.

IN WITNESS HEREOF, said corporation sets its hand by TERRY A. LAWRENCE its Vice-President, Treasurer and Secretary this 22 day of December, 1994.

Signed and acknowledged in the Presence of:

Karen M. Stark

Steven C. Kyle

TIRE CENTERS, INC.

By: Terry A. Lawrence
TERRY A. LAWRENCE
Its: Vice-President, Treasurer and Secretary

STATE OF OHIO)
) ss
SUMMIT COUNTY)

BEFORE ME, a Notary Public in and for said County, personally appeared the above name TIRE CENTERS, INC. by TERRY A. LAWRENCE and who, upon oath, acknowledged that he is its Vice-President, Treasurer and Secretary, who acknowledged that he did sign the foregoing instrument and that the same is the free act and deed of said corporation and his free act and deed as such Vice-President, Treasurer and Secretary.

IN TESTIMONY WHEREOF, I have hereunto set my hand and seal at Akron, Ohio this 22nd day of December, 1994.

David A. Reusser
Notary Public
DAVID A. REUSSER, Notary Public
STATE OF OHIO
My Commission Expires Oct.21, 1995

This instrument prepared by,
Daniel G. LaPorte and Associates
3250 West Market St., Ste. 306
Akron, Ohio 44333

EXHIBIT "A"

BEING part of Lots 1,2, and 3 in the Resubdivision of the Woodard Lands, which Resubdivision of record in Book 332, page 39, Register's Office for said County, and described according to a survey of Barge, Waggoner and Sumner, Engineers, June 2, 1970, revised December 15, 1970, as follows:

BEGINNING at an iron pin in the southerly margin of Murfreesboro Pike at the entrance to Lester Avenue; thence with the margin of said Pike, south 70°38' east 105.00 feet to an iron pin; thence leaving said Pike, south 8°48' west 175.37 feet to an iron pin in the northerly margin of a 20 foot alley (unimproved); thence with the same, north 83°42' west 108.00 feet to an iron pin in the easterly margin of Lester Avenue; thence with the same, north 4°44' east 184.00 feet to an iron pin, the beginning of a curve; thence around said curve, with a radius of 15 feet, a distance of 27.39 feet to an iron pin in the southerly margin of Murfreesboro Pike, the point of beginning, containing 21,620 square feet or 0.50 acres, more or less.

BEING the same property conveyed to TIRE CENTERS, INC. by deed from THE B.F.GOODRICH COMPANY of record in Book 6801, page 802, Register's Office for Davidson County, Tennessee.

TOGETHER with all right, title and interest of Grantor in and to any easements and right-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto.

20905
IDENTIFICATION REFERENCE

MAIL ENV.

7121 12/28 0101 03CHECK 1197.00

BOOK 9557 PG 353

STATE OF OHIO)
)
COUNTY OF Summit)

Before me, David A. Reusser, a Notary Public in and for the County and State aforesaid, personally appeared Terry A. Lawrence, to me known (or proved to me on the basis of satisfactory evidence), the within named bargainor, and that (s)he acknowledged that (s)he executed the foregoing instrument for the purposes therein contained and who further acknowledged that (s)he is the Vice President of Tire Centers, Inc., a Ohio corporation, and that (s)he is authorized by Tire Centers, Inc. to execute this instrument on its behalf.

Witness my hand and seal, at office in Akron, Ohio, this 22nd day of December, 1994.

David A Reusser
Notary Public

My commission expires:

DAVID A. REUSSER, Notary Public
STATE OF OHIO
My Commission Expires Oct.21, 1995

STATE OF OHIO)
)
COUNTY OF Summit)

The actual consideration or value for this property (whichever is greater) is Three Hundred Twenty Thousand and No/100's Dollars ($320,000.00) and no other monetary consideration.

Terry A Lawrence
AFFIANT

Sworn to and subscribed before me
this 22nd day of December, 1994.

David A Reusser
NOTARY PUBLIC

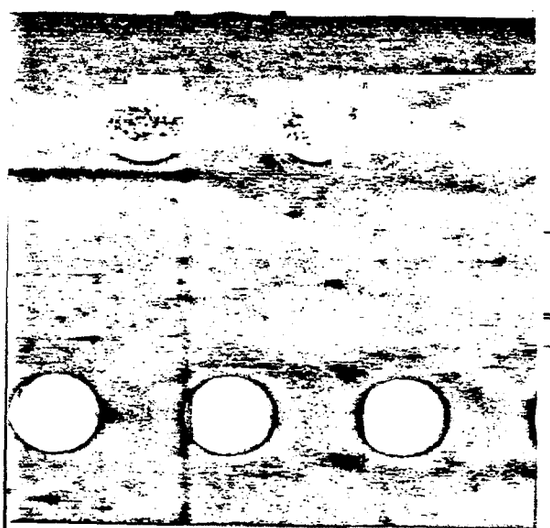
My commission expires:

DAVID A. REUSSER, Notary Public
STATE OF OHIO
My Commission Expires Oct.21, 1995

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

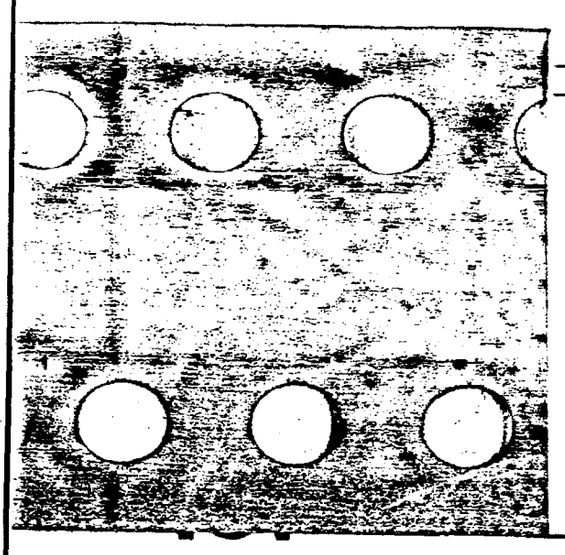
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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 320000.00
CI N TX 1184.00
PRFEE 1.00
WDEED 12.00
TOTAL 119 .00
CHECK 1197.00

12/28/94 01 16:13 0001 7121



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

20905
IDENTIF. & REFERENCE

94 DEC 28 PM 4:14
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 866918