AFTER RECORDING RETURN TO:

William D. Castleman
110 Glancy Street
Suite # 112
Goodlettsville, TN 37072

Prepared by: NationsBank Legal Dept.
100 North Tryon Street
NC1-007-20-01
Charlotte, N.C. 28255

Address of New Owner and send Tax Bills To:

Tire Centers, Inc.
300 N. Cleveland-Massillian Road
Suite 200
Akron, OH 44333-2484

Map-Parcel No.

Map 94-13; Parcel 76

THE STATE OF TENNESSEE §
§
COUNTY OF DAVIDSON §

This is a correction deed only. The actual consideration or value, whichever is greater, for this transfer is $ 0, consideration having transferred at the time the original Special Warranty Deed was recorded, at Book 9791, Page 475 on September 11, 1995.

Affiant

Subscribed and sworn to before me, this the 12th day of December, 1995.

[Official Seal]

Notary Public

My Commission Expires: 3-23-96

CORRECTION DEED
SPECIAL WARRANTY

THIS CORRECTION DEED/SPECIAL WARRANTY is given this 28 day of November, 1995, to correct permitted exceptions contained in that certain Special Warranty Deed dated September 7, 1995, and recorded on September 11, 1995 in Book 9791, Page 475. Said permitted exceptions as listed in the aforesaid Special Warranty Deed were contained therein in error, and the parties have agreed to record this Correction Deed in its place and stead.

NATIONSBANK OF TENNESSEE, N.A., a national banking association, formerly known as NationsBank of Tennessee, a state banking association ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL, and CONVEY unto TIRE CENTERS, INC., a(n) Ohio corporation ("Grantee") in fee simple, his heirs and assigns, that certain land located in Davidson County, Tennessee, and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to all valid and enforceable covenants, liens, encumbrances, defects, easements and other matters as shown on the public record.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, unto Grantee and Grantee's heirs, successors and assigns forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the Property unto Grantee and Grantee's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

By acceptance of this Correction Deed/Special Warranty, Grantee agrees to and accepts all of the foregoing matters.

Ad valorem taxes for the present year having been prorated, Grantee hereby assumes payment thereof, and subsequent assessments for that and prior years due to change in land usage, ownership, or both.

IN WITNESS WHEREOF, GRANTOR, has caused this Correction Deed/Special Warranty to be executed on the 28 day of November, 1995.

ATTEST:

Assistant Secretary

NATIONSBANK OF TENNESSEE, N.A., a national banking association

By:
Name: Linda E. Landers
Title: Vice President

STATE OF NORTH CAROLINA §
§
COUNTY OF MECKLENBURG §

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Linda E. Landers, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon his/her oath acknowledged him/herself to be the Vice President of NationsBank of Tennessee, N.A., a national banking association, the within named bargainor, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as such Vice President.

Witness my hand and seal, at Charlotte, North Carolina this the 28 day of November, 1995.

NOTARY PUBLIC [Official Seal]

Notary Public, State of North Carolina

My Commission Expires: 11-2-99

G:\LEGAL\WP\MILLERCJ\OREO\FESSLERS.LN\CORRECT.SWD

95 DEC 14 A11:00
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

31.50 0114 0101 03CHECK 12-00

0131912

IDENTIFICATION REFERENCE

EXHIBIT A

LAND

BEING A TRACT OF LAND lying in Nashville, Davidson County, Tennessee and being Lot 1 of Fesslers Lane Business Park Phase III, as of record in Plat Book 6900, Page 779, and being the property of NationsBank of Tennessee N/A as of record in Deed Book 9014, Page 377, Register's Office for Davidson County, Tennessee and being bounded on the North by Lot 2 of Fesslers Lane Business Park Phase III, also being the property of Southeastern Brake and Clutch, Inc. as of record in Deed Book 8367, Page 278, on the East by Rev. Alphonso J. Smith, as of record in Deed Book 700, Page 111, on the South by Willow Trace II Associates, as of record in Deed Book 7638, Page 746, and by the North right of way line of Fessler's Parkway, and on the West by the East right of way line of Fessler's Lane, and being more particularly described as follows:

Beginning at an iron rod in the East right of way line of Fessler's Lane at a common corner with Southeastern Brake and Clutch, Inc.;

Thence with Southeastern Brake and Clutch, Inc. South 80 Deg. 10 Min. 38 Sec. East, 249.99 feet to an iron rod in the West property line of Rev. Alphonso J. Smith;

Thence with Rev. Alphonso J. Smith South 10 Deg. 27 Min. 12 Sec. West, 291.59 feet to an iron rod in the North property line of Willow Trace II Associates;

Thence with Willow Trace II Associates North 83 Deg. 31 Min. 57 Sec. West, 20.00 feet to an iron rod;

Thence South 50 Deg. 40 Min. 31 Sec. West, 45.55 feet to an iron rod in the North right of way line of Fessler's Parkway;

Thence with the North right of way line of Fessler's Parkway on a curve to the left, the central angle of which is 40 Deg. 59 Min. 18 Sec., the radius of which is 276.64 feet, the chord of which is North 59 Deg. 45 Min. 11 Sec. West, 193.71 feet, along an arc length of 197.90 feet to an iron rod;

Thence North 80 Deg. 15 Min. 32 Sec. West, 24.35 feet to an iron rod;

Thence along a curve to the right, the central angle of which is 90 Deg. 00 Min. 54 Sec, the radius of which is 25.00 feet, the chord of which is North 35 Deg. 15 Min. 32 Sec. West, 35.36 feet, along an arc length of 39.28 feet to an iron rod in the West right of way line of Fessler's Lane;

Thence with the West right of way line of Fessler's Lane North 09 Deg. 44 Min. 28 Sec. East, 139.53 feet to an iron rod;

Thence North 03 Deg. 17 Min. 09 Sec. East, 95.76 feet to the POINT OF BEGINNING.

Containing 79,762 square feet (1.831 acres, more or less)

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