BOOK 10293 PG 629

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 30 day of November, 1996, by and between **TIRE CENTERS, INC.**, an Ohio corporation, party of the first part, and **JAMES BERLIN and MADELINE L. BERLIN**, husband and wife, as tenants by the entireties with full right of survivorship, party of the second part.

WITNESSETH: That for valuable consideration, the receipt of which is hereby acknowledged, the said party of the first part has quit claimed and does hereby quit claim unto the said party of the second part, the following described real estate, situated and being in the County of Davidson, State of Tennessee, and more particularly described in Exhibit "A" attached hereto and incorporated herein by this reference.

Being the same property conveyed to party of the first part herein by Special Warranty Deed of records in Book 9791, Page 475 in the Register's Office of Davidson County, Tennessee.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, 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 as of the day and year first above written.

TIRE CENTERS, INC.

By: Terry A. Lawrence

Terry A. Lawrence

Its: Vice-President

STATE OF OHIO
COUNTY OF SUMMIT

Before me, the undersigned Notary Public of the State and County aforesaid, personally appeared TERRY A. LAWRENCE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice-President (or other officer authorized to execute the instrument) of **TIRE CENTERS, INC.**, and Ohio corporation, the within named bargainor, and that he as such Vice-President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of **TIRE CENTERS, INC.**, an Ohio Corporation, by himself as such Vice-President.

WITNESS my hand and official seal at office this 30th day of November, 1996.

96 DEC 18 AM 8:4 ELIZABETH REGISTER DAVIDSON COUNTY, TN

MAIL ENV.

David A Reusser

Notary Public

DAVID A. REUSSER, Notary Public
STATE OF OHIO
My Commission Expires Oct. 21, 2000

My commission expires:

0256757 IDENTIF. & REFERENCE

P:\TCI\TNQUITCL.DED

BOOK 10293 PG 630

PROPERTY ADDRESS:
328 Fessler Lane
Nashville, TN 37210

MAIL TAX NOTICES TO:
James Berlin
C/O Tire Centers, Inc.
300 N. Cleveland-Massillon Road
Suite 200
Akron, OH 44333

NAME AND ADDRESS OF PROPERTY OWNER(S):
James and Madeline L. Berlin
C/O Tire Centers, Inc.
300 N. Cleveland-Massillon Road
Suite 200
Akron, OH 44333

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Daniel G. LaPorte
Attorney at Law
3200 W. Market Street Suite 300
Akron, OH 44333-3326

MAP PARCEL NUMBER: MAP 94-13, PARCEL 76

STATE TAX	$_____
REGISTER'S FEE	$_____
RECORDING FEE	$_____
TOTAL:	$_____

I hereby swear or affirm that, to the best of my knowledge, information and belief, the actual consideration for this transfer or value for this transfer is $41,348.57.

Affiant

Subscribed and sworn to before me this 30th day of November, 1996.

Notary Public

My Commission Expires:

Notary Public
STATE OF OHIO
My Commission Expires Oct. 21, 2000

(FOR RECORDING DATA ONLY)

F:\TCI\TNQUITCL.DED

EXHIBIT "A"

LEGAL DESCRIPTION

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;

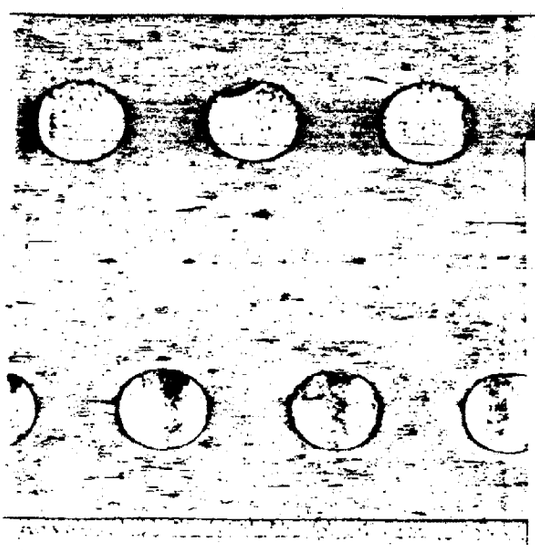
Thence along a curve to the right, the central angle of which is 90 Deg. 00 Min. 54 Sec, the radius of which is 25.00 feet, the chord of which is North 35 Deg. 15 Min. 32 Sec. West, 35.36 feet, along an arc length of 39.28 feet to an iron rod in the West right of way line of Fessler's Lane;

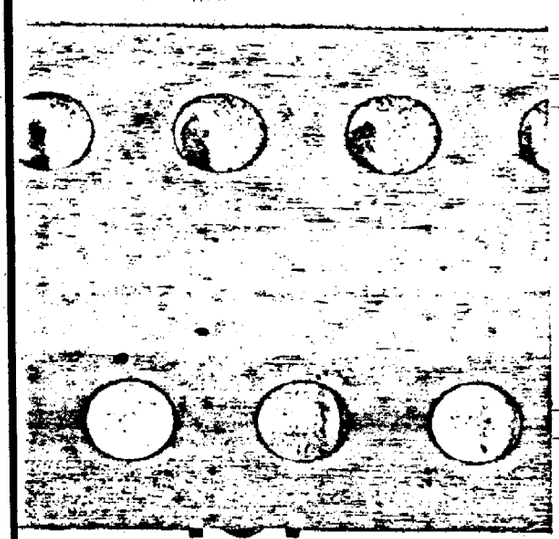
Thence with the West right of way line of Fessler's Lane North 09 Deg. 44 Min. 28 Sec. East, 139.53 feet to an iron rod;

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)

6739 12/18 0101 03CHECK 2038.19





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

RECEIVED OF _____

FOR _____

BOOK 10293 PG 632

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

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 547348.57
				CON TX 2025.19
				PRFEE 1.00
				WDEED 12.00
				TOTAL 2038.19
				CHECK 2038.19
			12/18/96 01	08:44 0001 6739

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0256757
IDENTIF. & REFERENCE

96 DEC 18 AM 8:45

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1099338