47

This Instrument prepared by
and after recording return to:
CASTLEMAN & GREENE, PLLC
110 Glancy Street, Suite 109
Goodlettsville, Tennessee 37072

BK 10793 PG 610

Send Tax Bills to New Owner at:

LUBE SERVICES, LLC
c/o C. Mark Carver
FARRIS, WARFIELD & KANADAY, P.L.C.
424 Church Street, Suite 1900
Nashville, Tennessee 37219-2387

Map & Parcel
Part of
Map 65-13
Parcel 6
FB# 4DZ6255

SPECIAL WARRANTY DEED

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THAT RAGAN-SMITH ASSOCIATES RESTATED PROFIT SHARING 401(K) PLAN (herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid by LUBE SERVICES, LLC, a Tennessee limited liability company, (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with (i) all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Scotts Hollow, Phase One, Section Three, as of record in Plat Book 8250, page 871, Register's Office for Davidson County, Tennessee, to which Plan reference is here made for a more complete description.

Being a portion of the same property conveyed to the Trustees of Ragan, Smith, Murphy & Associates, Inc., Profit Sharing Plat an Trust, or their successors or assigns, by deed from Agnes George, Geneva Dorris O'Connor and Mildred Creech, of record in Book 6513, page 198, Register's Office for Davidson County, Tennessee.

The Trustees of Ragan, Smith, Murphy & Associates, Inc., Profit Sharing Plan and Trust, or their successors or assigns, now being known as The Trustees of the Ragan-Smith Associates Restated Profit Sharing 401(K) Plan.

This is unimproved property located at U.S. 70, Lebanon Pike, Nashville, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever, subject to those matters set forth on Exhibit A.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and indivisible estate in fee simple of the Property, subject only to those matters set forth on Exhibit A; that the Grantor has good right and lawful authority to sell and

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

convey the Property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto the Grantee, its successors and assigns, against only such persons whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of the 10 day of February, 1998.

GRANTOR:

RAGAN-SMITH ASSOCIATES RESTATED PROFIT SHARING 401(K) PLAN

By: FIRST FARMERS & MERCHANTS NATIONAL BANK, TRUSTEE

By: Roseann G. Williams
Roseann G. Williams,
V.P. & Trust Officer

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public of said County and State, Roseann G. Williams, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged upon oath or affirmation that she is Vice President and Trust Officer of FIRST FARMERS & MERCHANTS NATIONAL BANK, the maker, and is authorized by maker to execute this document on its behalf.

WITNESS my hand, at Office, this 10th day of February, 1998.

N. Houston Parker
Notary Public

My Commission Expires:
3/20/2000

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value for this property (whichever is greater) is One Hundred Seventy Five Thousand and 00/100 Dollars ($175,000.00).

Ray A Greene
AFFIANT

Sworn to and subscribed before me
this 11 day of February, 1998.

Mary Ethel Champion
NOTARY PUBLIC

My commission expires:
November 18, 2001

JAG/g2

MARY ETHEL CHAMPION · NOTARY PUBLIC · DAVIDSON CO., TN

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BOOK 10793 PG 612

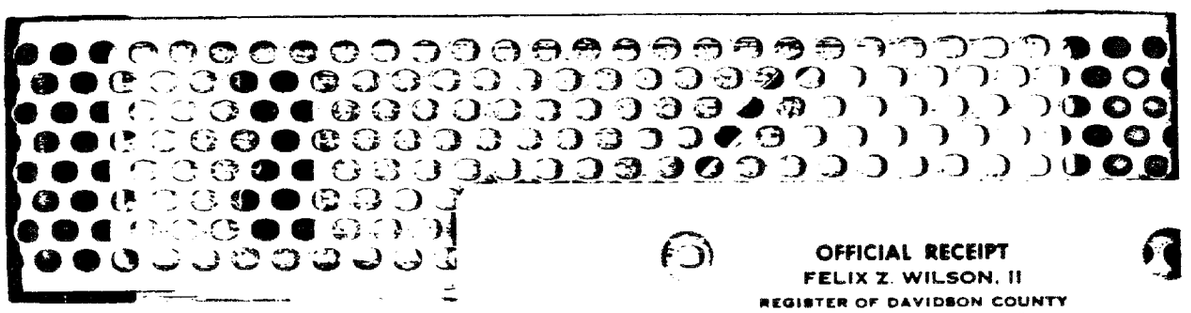
EXHIBIT "A"

1. Ad valorem taxes for 1998 and all subsequent ad valorem taxes.

2. Matters shown on Plan of record in Plat Book 8250, page 871, Register's Office for Davidson County.

3. Restrictive Covenants and Easement Agreement of record in Book 10722, page 37, Register's Office for Davidson County.

98 FEB 12 PM 4:01
REGISTER
DAVIDSON COUNTY TN
IDENTIFICATION REFERENCE
040043 7
3103 02/12 0101 03CHECK 660.50



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

RECEIVED OF _____

FOR _____

10793-613

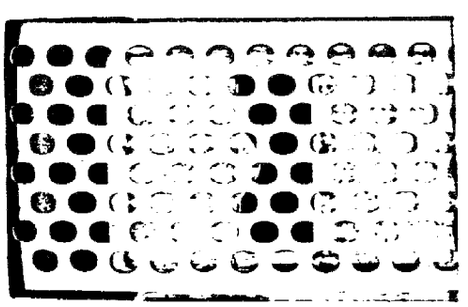
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
175000.00
CON TX 647.50
PRFEE 1.00
TDEED 12.00
ERR CO
TDEED 12.00-
WDEED 12.00
TOTAL 660.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 660.50

02/12/98 01 16:02 0001 3103



0400437
IDENTIFICATION REFERENCE

98 FEB 12 PM 4:01
REGISTER
DAV. CO. TN.

No. 1253624