BOOK 11093 PAGE 796

Bk 1 35

AFTER RECORDING, RETURN TO:
Cincinnati Lubes, Inc.
Attn: Lewis Stanford
790 Pershing Road
Raleigh, NC 27608

THIS INSTRUMENT PREPARED BY:
Desmond G. Sheridan
Carruthers & Roth, P.A.
PO Box 540
Greensboro, NC 27402

OWNER/RESPONSIBLE TAXPAYER:
Cincinnati Lubes, Inc.
Attn: Lewis Stanford
790 Pershing Road
Raleigh, NC 27608

Source of Grantor's Title:
Book 10971, Page 336
Davidson County Register's Office

Tax Map 75, Parcel No. 171

SPECIAL WARRANTY DEED
(TENNESSEE)

THIS INDENTURE, made this 5th day of August, 1998, between SDL HERMITAGE, LLC, a North Carolina limited liability company ("Grantor") and CINCINNATI LUBES, INC., a Florida corporation ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto Grantee the following described premises, with the hereditaments, easements, rights and appurtenances thereto appertaining, to-wit: all that real property described on Exhibit "A" attached hereto (the "Property").

TO HAVE AND TO HOLD the said premises to the said Grantee and its successors and assigns forever.

And Grantor, for itself, its representatives, successors and assigns does hereby covenant with Grantee, and its representatives, successors and assigns, that Grantor is lawfully seized in fee simple of the premises herein conveyed; that Grantor has full power, authority and right to convey the same; that Grantor will forever warrant the title thereto against all persons claiming by, through or under Grantor, but no other persons, and that such premises are free from all encumbrances except for the lien of current ad valorem real property taxes (for which Grantee hereby assumes the obligation to pay as the same become due and payable), and those encumbrances and restrictions set forth on Exhibit "B" attached hereto.

[See Following Page for Signature]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer this the date first above written.

GRANTOR:

SDL HERMITAGE, LLC, a North Carolina limited liability company

By: S. Lowell Easter
Name: S. Lowell Easter
Title: Manager

STATE OF NORTH CAROLINA

COUNTY OF Guilford

Personally appeared before me, the undersigned, a Notary Public, S. Lowell Easter, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Manager of SDL Hermitage, LLC, a North Carolina limited liability company, and is authorized by the limited liability company to execute this instrument on behalf of the limited liability company.

WITNESS my hand, at office, this 5th day of August, 1998.

Nancy D. Wiley
Notary Public

My Commission Expires: 12-27-02 [NOTARY SEAL]

NANCY D. WILEY NOTARY PUBLIC GUILFORD COUNTY

[Continued on Following Page]

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $275,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

L. Lamar Eaton
Affiant

Subscribed and sworn to before me this 5th day of August, 1998.

Nancy D. Wiley
Notary Public

[NOTARY SEAL]

My Commission Expires: 12-27-02



EXHIBIT "A"

Land in Davidson County, Tennessee, described as follows:

Tract 7 as shown on the Final Plat Resubdivision of Lots 6 and 7 of Hermitage Market Place of record in Book 9700, Page 651, Register's Office for said County.

Being part of the same property conveyed to SDL Hermitage, LLC, a North Carolina limited liability company, by deed from First Tennessee Bank National Association of record in Book 10202, Page 601, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all easements and rights appurtenant to the subject property and granted to Credit Suisse Leasing 92A, L.P., by that certain Declaration of Easements, Restrictive Covenants, Conditions and Restrictions of record in Book 10202, Page 607, Davidson County Registry.

BOOK 11093 PAGE 800

EXHIBIT B

Permitted Encumbrances

1. Ad valorem taxes for the year 1998 currently a lien but not yet due and payable.

2. Declaration of Easements, Restrictive Covenants, Conditions and Restrictions between First Tennessee Bank National Association, Home Depot U.S.A. Inc. and Credit Suisse Leasing 92A, L.P. dated September 24, 1996, recorded in Book 10202, page 607, Register's Office for Davidson County, Tennessee.

3. Final Plat of Hermitage Market Place, recorded in Book 9700, page 222, revised in Book 9700, page 243, said Register's Office.

4. Easement for sanitary sewage line, recorded in Book 3309, page 135, said Register's Office.

5. Easement to metropolitan Government of Nashville and Davidson County, record in Book 5647, page 515, said Register's Office.

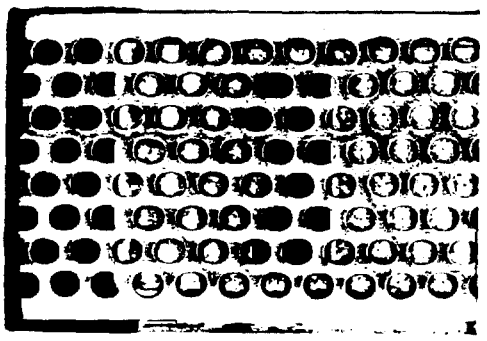
6. Storm Water Detention Agreement recorded in Book 7323, page 649, said Register's Office.

7. Final Plat Resubdivision at Book 9700, page 651, said Register's Office.

8. Restriction and Reciprocal Easement Agreement at Book 10971, page 342, said Register's Office.

9. Such other exceptions as are set forth in Schedule B2 of Grantee's policy of title insurance respecting the Property.

0482737
RECEIVED FOR REFERENCE
98 SEP -1 PM 4:07
DAVIDSON COUNTY, TN.
5282 09/01 0101 03CHECK 1040.50



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 11093 PAGE 801

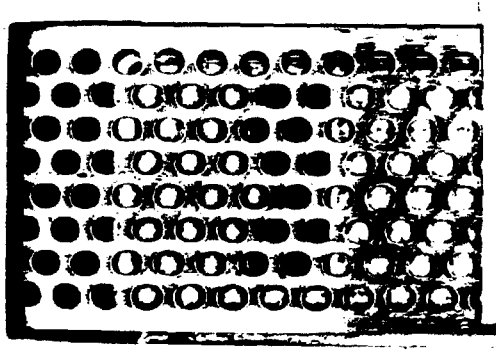
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 275000.00
CON TX 1017.50
PRFEE 1.00
WDEED 20.00
CFEE 2.00
TOTAL 1040.50
CHECK 1040.50

09/01/98 01 16:09 0001 5282

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0482737

IDENTIFICATION REFERENCE

98 SEP -1 PM 4:07

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

No. 1340733