BOOK 11254 PAGE 286

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MSA Investors, LLC c/o Charles W. Hawkins, III 706 Church Street Suite 200 Nashville, Tennessee 37203	105-15-6	NEW OWNER
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (BW) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, the undersigned, **MID-STATE AUTOMOTIVE DISTRIBUTORS, INC.**, a Tennessee corporation (the "**Grantor**"), by these presents hereby sell, assign, and quitclaim to **MSA INVESTORS, LLC**, a Tennessee limited liability company (the "**Grantee**"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

98 DEC 15 PM 4:30

0525869

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ 0.00

Charles W. Hawkins III
Affiant

Subscribed and sworn to before me this 15th day of December, 1998.

Barbara S. Williams
Notary Public

BARBARA S WILLIAMS
Notary Public, Davidson Co. TN
My Comm. Expires May 30, 1999

My Commission Expires:

0529829.01
063958-047 12/15/1998

IN WITNESS WHEREOF, the Grantor has executed this Deed as of the 15th day of December, 1998.

MID-STATE AUTOMOTIVE DISTRIBUTORS, INC.,
a Tennessee corporation

By: Michael W Taylor
Michael W. Taylor
Chief Financial Officer

1201 12/15 0101 03CHECK 14.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

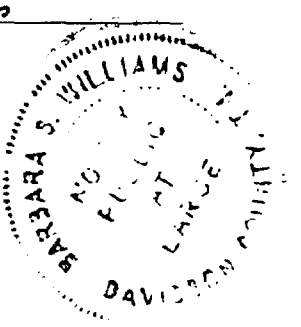
Before me, Barbara S. Williams the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared MICHAEL W. TAYLOR, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be Chief Financial Officer of Mid-State Automotive Distributors, Inc., the within named bargainor, a corporation, and that he as such Chief Financial Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chief Financial Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 15th day of December, 1998.

Barbara S. Williams
NOTARY PUBLIC

BARBARA S. WILLIAMS
Notary Public, Davidson Co. TN
My Comm. Expires May 30, 1999

My Commission expires:



0529829.01
063958-047 12/14/1998

EXHIBIT A

[LEGAL DESCRIPTION]

Being a parcel of land in Nashville, First Civil District, Seventeenth Councilmanic District, Davidson County, Tennessee, located in the northeasterly quadrant of the intersection of Craighead Street and the CSX Transportation Railroad being a part of Lot No. 1 as shown on the plan of the Lands of W.W. Berry as of record in Book 421, page 26, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at the point of intersection of the northerly right-of-way line of Craighead Street and the easterly right-of-way line of the CSX Transportation Railroad;

THENCE, with said easterly right-of-way line with a curve to the left 656.98 feet to a point, said curve having a central angle of 04 degrees 21 minutes 47 seconds a radius of 8627.42 feet, a tangent of 328.65 feet, and a chord of North 04 degrees 47 minutes 13 seconds West 656.82 feet;

THENCE, leaving said right-of-way line with the southerly line of property conveyed to the United States of America by deed of record in Book 1629, page 351, Register's Office for Davidson County, Tennessee, North 82 degrees 58 minutes 59 seconds East 287.80 feet to a concrete monument;

THENCE, with southerly line of the N.H.A. Vine Hill Project of record in Book 1181, page 84, Register's Office for Davidson County, Tennessee, South 85 degrees 10 minutes 11 seconds East, 105.85 feet to a fence corner;

THENCE, leaving said southerly line with the westerly line of property conveyed to Charles W. Hawkins, III by deed of record in Book 6830, page 592, Register's Office for Davidson County, Tennessee, South 04 degrees 57 minutes 47 seconds East 521.56 feet to a point;

THENCE, with the northerly line of property conveyed to Lunn Real Estate Investments, Inc. by deed of record in Book 1972, page 429, Register's Office for Davidson County, Tennessee, South 85 degrees 11 minutes 16 seconds West 100.00 feet to an iron pin;

THENCE, with the westerly line of said Lunn property South 05 degrees 04 minutes 44 seconds East, 190.68 feet to an iron pin in the northerly right-of-way line of Craighead Street;

THENCE, with said right-of-way line North 82 degrees 54 minutes 33 seconds West 300.96 feet to the point of beginning.

Containing 253,458 square feet or 5.82 acres, more or less, according to a survey by William C. Watson of Barge, Waggoner, Sumner & Cannon, Inc., Tennessee Registered Land Surveyor No. 1487, dated October 15, 1998.

Being the same property conveyed to Mid-State Automotive Distributors, Inc. by deed of record in Book 8101, page 12, Register's Office for Davidson County, Tennessee.