Instr:200008110079618 Page: 1 OF 5
REC'D FOR REC 08/11/2000 8:29:27AM
RECORD FEE: $22.00
M. TAX: $0.00 T. TAX: $0.00

Source of Grantor's Title:
Book 11648 Page 796; Tax Map 142, Parcel No. 136

Prepared by and Return to:
R. Lewis Stanford, Esq.
790 Pershing Road
Raleigh, North Carolina 27608

Owner/Responsible Taxpayer:
Navigator Real Estate, LLC
790 Pershing Road
Raleigh, North Carolina 27608
Attn: Stephen P. Conway

TENNESSEE QUITCLAIM DEED
(Store #2752)

In consideration of the sum of Ten Dollars ($10.00) cash and other good and valuable considerations in hand paid by the Grantee hereinafter named, the receipt of which is hereby acknowledged, the undersigned, TENNESSEE LUBES TWO, LLC, a North Carolina limited liability company ("Grantor"), does hereby remise and release, quitclaim and convey unto NAVIGATOR REAL ESTATE, LLC, a North Carolina limited liability company ("Grantee"), that certain parcel of land described in **Exhibit A** attached hereto and made a part hereof, together with all improvements thereon and all rights, titles and interests appurtenant thereto ("the "Property").

This conveyance is made and accepted subject to all matters of record and ad valorem taxes, not yet due and payable.

This Property is also commonly known as 7093 Old Harding Pike, Davidson County, Tennessee.

(signature page to follow)

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed in its corporate name by its duly authorized officer by authority of its Board of Directors, as of the 9th day of August, 2000.

Grantor:

TENNESSEE LUBES TWO, LLC
By its Manager,
Vircal Lubes, Inc.

By: _____
R. Lewis Stanford,
Vice President

STATE OF NORTH CAROLINA

COUNTY OF WAKE

I, Jennifer K. Maloney, a Notary Public of the aforesaid County and State, do hereby certify that R. LEWIS STANFORD personally appeared before me this day and acknowledged that he is the Vice President of VIRCAL LUBES, INC., the manager of NAVIGATOR REAL ESTATE, LLC, the limited liability company named herein, that he executed this instrument on behalf of said company upon authority of the Board of Directors of its manager, and that his execution hereof is the free act and deed of the said company.

Witness my hand and notarial seal this 4th day of August, 2000.

Jennifer K. Maloney
Notary Public, Wake County,
North Carolina

My Commission Expires:

6-27-2004

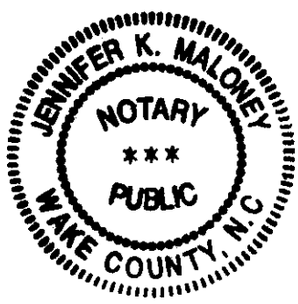


EXHIBIT "A"
(Legal Description)

Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of Cates Subdivision, as shown on plat of record in Plat Book 6050, page 205, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Tennessee Lubes Two, LLC, a North Carolina Limited Liability Company, by Deed of Record in Book 11648, page 62, Register's Office for Davidson County, Tennessee.

STATE OF NC
COUNTY OF Wake

The actual consideration for this transfer is $ 0 .

Affiant

Subscribed and sworn to before me this the 8th day of August, 2000.

Notary Public

My Commission Expires: 06-27-2004

