WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/29/01 10:59 3pgs
Fees:18.00 Taxes:3404.00

20011029-0117564

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 920,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF October, 2001.

Notary Public

MY COMMISSION EXPIRES: May 28, 2003

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

File No.: 04026834-801
William L. Rosenberg, 315 Deaderick Street, Suite 2055, Nashville, TN 37238

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
44-1327X Exchange Entity, LLC			Bridgestone/Firestone, Inc.			093-09-155.00
(NAME)			(NAME)			
801 Nicolet Mall Suite 1900			50 Century Blvd.			
(ADDRESS)			(ADDRESS)			
Minneapolis, MN 55402			Nashville, TN 37214			
(CITY)	(STATE)	(ZIP)	(CITY)	(STATE)	(ZIP)	

For And Consideration Of The Sum Of Ten Dollars, cash in hand paid by the hereinafter named grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged. We, **Loman Sparks and wife, Mildred B. Sparks** hereinafter called the grantors, have bargained and sold, and by these presents do transfer and convey unto **44-1327X Exchange Entity, LLC, a Minnesota limited liability company,** hereinafter called the grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

See Exhibit "A" attached hereto for legal description.

This conveyance subject to: 2001 Taxes.

Sellers agree that, for a period of 20 years from the date hereof, all of sellers property within a two (2) mile radius of the real property conveyed herein shall be restricted from use as a motor vehicle business; "motor vehicle business" being defined as one that engages in sales , service, and installation of motor vehicle parts, auto accessories, tire, batteries, brakes, mufflers, air conditioning, and other usual motor vehicle services such as tune-ups, lube and oil changes, cooling systems flushing, filling and repair, electrical work, wheel alignments, and suspension systems repair and replacement.

This is improved (X) unimproved ( ) property, known as 1221 Broadway, Nashville, TN

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this day of October, 2001.

Loman Sparks

Mildred B. Sparks

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Loman Sparks and wife, Mildred B. Sparks, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this day of October, 2001.

My Commission
expires: May 25, 2003

Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, and corporation, and that _____as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by sighing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____on this the _____ day of _____, _____.

My commission expires _____ _____
Notary Public

MEE318

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 36 on the McNairy Plan of West Nashville Lots, a plan of which is recorded in Book 9, page 322, Register's Office for Davidson County, Tennessee and Minute Book "C", page 136, Chancery Court in Nashville, Tennessee, described as follows:

Said Lot No. 36 fronts 100 feet on the southerly side of Broad Street and runs back between parallel lines 169 feet to an alley.

Being the same property conveyed to Paul A. Anton, by deed from Cornelius F. Brew and wife, Mary Brew recorded in Book 658, page 389, Register's Office for Davidson County, Tennessee, and by deed from Mary W. Moore, J.M. Whitsitt, and Walter L. Jones, Trustees under the Will of B.F. Moore, deceased, recorded in Book 821, page 62, Register's Office for said County, and by deed from Geo I. Waddey, Jr., recorded in Book 821, page 235, Register's Office for Davidson County, Tennessee; the said Paul A. Anton having since died, the property was devised to Chris Anton by will of record in Will Book 60, page 395, Probate Court Clerk's Office for Davidson County, Tennessee; and the said Chris Anton having since died, the property was devised to Mary Anton by will of record in Will Book 107, page 117, Probate Court Clerk's Office for Davidson County, Tennessee; and the said Mary Anton having since died, the property was devised to and is now vested in Loman Sparks by will of record in Will Book 237, page 117, Probate Court Clerk's Office for Davidson County, Tennessee.