Davidson County DEEDWARR
Recvd: 11/05/02 14:14 3pgs
Fees:18.00 Taxes:906.50
20021105-0135803

[ADDRESS NEW OWNER:] [SEND TAX BILLS TO:] [MAP-PARCEL NO.]

Mid-State Automotive Distributors, Inc.	New Owner	Map 60-4
233 S. Patterson		Parcel 113
Springfield, MO 65802		11126 26b

This instrument prepared by : Robert J. Notestine, III, Attorney, 104 Woodmont Boulevard, Suite 115, Nashville, Tennessee 37205.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **William M. Coats, an unmarried person** (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto **Mid-State Automotive Distributors, Inc.** (The "Grantee"), its successors and assigns certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

A certain tract of land lying in the 4th Councilmanic District of Davidson County, Tennessee and being more particularly described as follows:

Being all of Lot No. 4 on the Final Plat of "Coats Industrial Park" of record as Instrument Number 20021004-0121391, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being part of the same property conveyed to William M. Coats by Deed of recorded as Instrument Number 20010711-0073877, Register's Office for Davidson County, Tennessee.

This is unimproved property commonly known as Map 60-4, Parcel 113, Davidson County, Tennessee.

This conveyance is subject to the following:

1. Taxes for the year 2003 and subsequent years.
2. Plan of record in Instrument Number 20021004-0121391, said Register's Office.
3. Ingress/Egress Easement of record in Instrument No. 20021004-0121391, said Register's Office.
4. 20' P.U.D.E. of record in Instrument No. 20021004-0121391, said Register's Office.

[STATE OF TENNESSEE]
[COUNTY OF DAVIDSON]

The actual consideration or value, whichever is greater for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me this 1st day of November, 2002.

Notary Public

My Commission Expires: 05/28/03

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee that the Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth herein above.

And Grantor does further covenant and bind himself, his heirs and assigns, to warrant and forever defend the title to the Property to the said Grantee, its successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 1st day of November, 2002.

William M. Coats

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William M. Coats, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged he executed the foregoing instrument for the purpose therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 18th day of November, 2002.



Notary Public

My Commission Expires: 05/28/03