Davidson County DEEDWARR
Recvd: 04/09/03 12:36 5pgs
Fees:28.00 Taxes:3422.50
20030409-0047304

PICK-UP

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Full Throttle Race Parts, Inc.	Same	Map: 72-13
1524 Gallatin Road		Parcel: 385
Nashville, TN 37206		

PREPARED BY: WALLER LANSDEN DORTCH & DAVIS, A Professional Limited Liability Company, 511 Union Street, Suite 2100, Nashville, TN 37219-1760

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $925,000.00.

Affiant

Subscribed and sworn to before me, this the 8th day of April, 2003.

JACK F. STRINGHAM NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires JULY 29, 2006

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, RAGLAND CORPORATION, a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto FULL THROTTLE RACE PARTS, INC., a Tennessee corporation, hereinafter called the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated by reference herein.

This is improved property known as 2500-2504 Gallatin Road, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD the said real property together with all buildings, other improvements, appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors and assigns forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, its successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR, other than claims arising out of the matters set forth on Exhibit B attached hereto and incorporated herein by reference, but not further or otherwise.

GRANTOR further hereby, for good and valuable consideration, quitclaims and conveys unto GRANTEE, its successors and assigns, all of GRANTOR'S right, title and interest in the tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit C attached hereto and incorporated by reference herein.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 8th day of April, 2003.

RAGLAND CORPORATION,
a Tennessee corporation

BY: Elizabeth R Chalfant
Elizabeth R. Chalfant

TITLE: President and Chief Executive Officer

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared ELIZABETH R. CHALFANT, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon her oath acknowledged herself to be President and Chief Executive Officer of RAGLAND CORPORATION, the within named bargainor, a corporation, and that she, as such President and Chief Executive Officer , being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such President and Chief Executive Officer.

Witness my hand and seal, at office in Nashville, Tennessee, this the 8th day of April, 2003.

James R. Cheshire, III
NOTARY PUBLIC

JAMES R. CHESHIRE III NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 5/28/06

EXHIBIT A

Legal Description

TRACT NO. I:
Land in Davidson County, Tennessee, being Lots Nos. 1, 2, 3 and 5 on the Map of the Subdivision of the Home Lot in Chesterfield Place, as of record in Book 421, page 5, Register's Office for said County, Said Lot Nos. 1, 2 and 3 front together 262 feet on the easterly side of Gallatin Pike and run back 323.6 feet on the northerly line and 409 feet, more or less, on the southerly line with the northerly margin of Chesterfield Avenue, to an alley, measuring 253 feet thereon.

Said Lot No. 5 fronts 50-1/2 feet on the northerly side of Chesterfield Avenue and runs back 288 feet on the easterly line and 299 feet on the westerly line with the easterly margin of an alley to a dead line, measuring 50 feet thereon.

INCLUDED IN THE ABOVE DESCRIBED PROPERTY, BUT EXPRESSLY EXCLUDED is that portion of Lot No. 5 included within the bounds of the new 12-foot alley described in Metropolitan Ordinance No. 69-905.

TRACT NO. II:
Together with that portion of an abandoned alley identified as Alley No. 1017 and 1017-B in Metropolitan Ordinance No. 69-905.

Being the same property conveyed to Ragland Corporation by deed from D. V. Whitley, Trustee, of record in Book 1556, page 261, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. Taxes for the year of 2003, a lien not yet due and payable, and for years thereafter, not yet a lien and not yet due and payable.

2. All matters, if any, as shown on the plan of record in Book 421, Page 5, Register's Office for Davidson County, Tennessee.

3. Subject to the relocation of an alley upon the Property and easements retained through a portion of an abandoned alley in Metropolitan Ordinance No. 69-905.

EXHIBIT C

PROPERTY DESCRIPTION

A certain tract of land in the 7th Councilmanic District of Metropolitan Nashville and Davidson County, Tennessee, being bounded on the north by the East Side Church of Christ, of record in Deed Book 6473, Page 194, Register's Office for Davidson County, Tennessee, bounded on the east by Alley No.1022 dedicated by Council Bill No. 69 905 dated September 9, 1969, bounded on the south by Chester Avenue, bounded on the west by Gallatin Pike. Said tract being portions of Lots 1, 2, 3 and 5 as shown on the final plat entitled "Subdivision of Home Lot in Chesterfield Place" of record in Book 421, Page 5 and a portion of Alley No. 1017 and 1017B, as abandoned by said Council Bill No. 69 905 and being more particularly described as follows:

Beginning on a chiseled "X" in concrete(old) at the intersection of the north right-of-way of Chester Avenue and the east right-of-way of Gallatin Pike, said "X" being the southwest corner of the subject tract; thence,

Along the east right-of-way of Gallatin Pike North 21 degrees 56 minutes 00 seconds, East 266.03 feet to a 5/8 inch iron rod(old) in the south line of the said East Side Church of Christ; thence,

With the said East Side Church of Christ for the next three calls,
South 85 degrees 26 minutes 55 seconds, East 328.11 feet to a P-K nail(new),
North 01 degrees 37 minutes 51 seconds East, 54.09 feet to a P-K nail(new),
South 85 degrees 37 minutes 08 seconds East, 44.05 feet to a P-K nail(new) in the west right-of-way of said Alley No. 1022; thence,

Along the west right-of-way of said Alley No. 1022 South 01 degrees 37 minutes 51 seconds West, 301.45 feet to a P-K nail(new) in the north right-of-way of Chester Avenue; thence,

Along the north right-of-way of Chester Avenue for the next two calls,
Westerly, along a curve to the right having a central angle of 15 degrees 41 minutes 59 seconds, a radius of 1008.00 feet, an arc length of 276.20 feet and a chord bearing and distance of North 89 degrees 30 minutes 48 seconds West, 275.34 feet to a P-K nail(old) with shiner stamped "Cherry Land Surveying," North 81 degrees 39 minutes 49 seconds West, 190.00 feet to the Point of Beginning and containing 112,290 square feet or 2.578 acres, more or less.

Being property conveyed to Ragland Corporation by deed from D.V. Whitley, Trustee, of record in Book 1556, page 261, Register's Office for Davidson County, Tennessee.