PICK-UP

Davidson County DEEDWARR
Recvd: 04/09/03 12:37 4pgs
Fees:23.00 Taxes:7400.00
20030409-0047305

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Norvell & Murray Properties, LLC		Map 72-13
25 Washington Park	Same	Parcel 385
Nashville, Tennessee 37205		

PREPARED BY: Jack F. Stringham II, Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219-1778

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,000,000.00.

Margaret Norvell
Affiant

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

Christina Dorsey Gillow
Notary Public

My Comm. Expires: May 28, 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, FULL THROTTLE RACE PARTS, INC., a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto NORVELL & MURRAY PROPERTIES, LLC, a Tennessee limited liability company, 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.

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

FULL THROTTLE RACE PARTS, INC.,
a Tennessee corporation

BY: _____
J. Thomas Hooper
TITLE: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared J. Thomas Hooper, 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 of Full Throttle Race Parts, Inc., the within named bargainor, a corporation, and that he, as such President, 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.

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

_____
NOTARY PUBLIC

My Commission Expires: _____

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

My Commission Expires JULY 29, 2006

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 feetthereon.

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 Full Throttle Race Parts, Inc. by deed from Ragland Corporation, of record in Instrument No. * , Register's Office for Davidson County, Tennessee.

* 20030409-0047304

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.