THIS INSTRUMENT PREPARED BY
PURYEAR, NEWMAN & MORTON, PLLC
ATTORNEYS AT LAW
1143 Columbia Avenue
P. O. BOX 40
FRANKLIN, TN 37065
Telephone (615) 790-2444
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)
The actual value or consideration, whichever is greater, for this transfer is $675,000.00.

Affiant

Sworn to and subscribed before me this 18K **day of June, 2003.**

Notary Public
My Commission Expires: 3-14-2005

CHARLES E. MORTON IV NOTARY PUBLIC AT LARGE WILLIAMSON CO., TENNESSEE

Address of Owners	Address of Property	Send Tax Bills To	Map-Parcel Nos.
Partners on the Lane	318 Fesslers Lane	Owner	094-13-0
318 Fesslers Lane	Nashville, TN 37210		072.00
Nashville, TN 37210			02DA 62190

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Six Hundred Seventy-Five Thousand and 00/100 Dollars ($675,000.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby expressly acknowledged, **SOUTHEASTERN BRAKE AND CLUTCH, INC., a Tennessee Corporation,** (Grantor), has bargained and sold and by these presents does hereby transfer and convey unto **PARTNERS ON THE LANE, a Tennessee general partnership,** (Grantee), its successors and assigns, the following described tracts or parcel of land situated in Davidson County, Tennessee, to-wit:

> Land in Davidson County, State of Tennessee, being more particularly described as Lot No. 2, on the Plan of Fesslers Lane Business Park, Phase III, of record in Book 6900, Page 779, Register's Office for Davidson County, Tennessee.
>
> BEING the same property conveyed to Southeastern Brake and Clutch, Inc., a Tennessee corporation, by Special Warranty Deed dated June 4, 1991 from Fesslers Lane Associates, an Indiana limited partnership, of record in Book 8367, Page 278, Register's Office for Davidson County, Tennessee.

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

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered except by taxes for the year 2003 which are a lien but not yet due and payable to be paid by Grantee, applicable building and zoning regulations, such state of

Davidson County DEEDWARR
Recvd: 06/23/03 10:26 2pgs
Fees:13.00 Taxes:2497.50
20030623-0086062

facts as an accurate survey would disclose, and all existing highway, roadway, and utility easements which lie on the premises.

And Grantor does further covenant and bind itself, its successors and/or assigns, to warrant and defend the title to said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this the 19 day of June, 2003.

SOUTHEASTERN BRAKE AND CLUTCH, INC.,
a Tennessee corporation

By: _____

Title: President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Charles E. Morton IV, a Notary Public, with whom I am personally acquainted, and who acknowledged that he/she executed the within named instrument for the purposes therein contained and who further acknowledged that he/she is President of Southeastern Brake and Clutch, Inc., a Tennessee corporation, and is authorized to execute this instrument on behalf of Southeastern Brake and Clutch, Inc.

Charles M. Alverson

Witness my hand at office this 19 day of June, 2003.

_____
Notary Public

My Commission Expires:

3-14-2005

CHARLES E. MORTON IV
NOTARY PUBLIC AT LARGE
WILLIAMSON CO., TENNESSEE