This instrument prepared by:
Charles R. Coulter
Suite 400, 301 Iowa Avenue
Muscatine, IA 52761

After recording return to
and send tax statement to:

Best One Nashville Realty Partnership
410 Harding Industrial Drive
Nashville, TN 37211

Davidson County DEEDWARR
Recvd: 09/08/03 12:30 4pgs
Fees:23.00 Taxes:3552.00
20030908-0130799

WARRANTY DEED

TIRE DISTRIBUTION SYSTEMS, INC. ("Grantor"), a Delaware corporation, by its President and Secretary, who are duly authorized to execute this instrument, in consideration of $10.00 and other valuable consideration paid to Grantor by **BEST ONE NASHVILLE REALTY PARTNERSHIP,** a Tennessee general partnership ("Grantee"), the receipt of which is acknowledged, grants, bargains, sells, and conveys to Grantee, its successors and assigns forever, certain real property in Maury County, Tennessee, described on Exhibit A (the "Property"), which is attached and incorporated by reference.

To have and to hold the Property unto Grantee, its successors and assigns forever, with all appurtenances belonging thereto.

Grantor covenants with Grantee that Grantor will forever warrant and defend the title to the Property against all lawful claims whatever, except the following:

1. All liens and encumbrances suffered or permitted by Grantee and taxes and assessments payable by Grantee.

2. All easements, public roads and public rights of way of record.

3. All applicable zoning regulations.

RETURN TO:

McBRAYER, McGINNIS, LESLIE
& KIRKLAND, PLLC
201 E. MAIN STREET, STE. 1000
LEXINGTON, KY 40507

Signed on August 21, 2003.

GRANTOR:

TIRE DISTRIBUTION SYSTEMS, INC.

(CORPORATE SEAL)

Attest:

By _____
John C. McErlane, President

_____
Warren W. Heidbreder, Secretary

STATE OF IOWA, MUSCATINE COUNTY, ss.

On August 21, 2003, John C. McErlane appeared personally before the undersigned Notary Public and, being duly sworn, stated that he is the President of the corporation which executed the preceding document, the corporate seal is affixed, and the document was signed and sealed on the corporation's behalf by authority of its Board of Directors; and such officer acknowledged the voluntary execution of the document by him and by the corporation.

Cindy Peterson
Commission Number 167794
My Commission Expires
12/22/04

_____
Notary Public in and for the State of Iowa

STATE OF IOWA, MUSCATINE COUNTY, ss.

On August 21, 2003, Warren W. Heidbreder appeared personally before the undersigned Notary Public and, being duly sworn, stated that he is the Secretary of the corporation which executed the preceding document, the corporate seal is affixed, and the document was signed and sealed on the corporation's behalf by authority of its Board of Directors; and such officer acknowledged the voluntary execution of the document by him and by the corporation.

BARBARA T. SOENKSEN
COMMISSION NUMBER: 187786
MY COMMISSION EXPIRES:
12-2-2005

_____
Notary Public in and for the State of Iowa

I certify under penalty of false swearing that at least the legally correct amount of documentary stamps have been placed on this instrument.

Grantee's address: 410 Harding Industrial Drive, Nashville, TN 37211

GRANTEE'S AGENT

By _____

EXHIBIT A

Land in Davidson County, Tennessee lying in the 2nd Civil District located on the east side of Two Mile Pike described as follows;

Beginning at a railroad spike set at the back of a concrete sidewalk on the east right of way of Two Mile Pike, said spike South 19 degrees 14 minutes 33 seconds East, 200.00 feet from the intersection of the east right of way of Two Mile Pike and the South right of way of Wade Circle;

Thence leaving said East right of way of Two Mile Pike, North 70 degrees 54 minutes 22 seconds, 182.67 feet to an iron pin found;

Thence South 18 degrees 41 minutes 18 seconds East 129.00 feet to an iron pin found;

Thence south 74 degrees 26 minutes 20 seconds West 181.80 feet to an iron pin found on the East right of way of Two Mile Pike;

Thence with the East right of way North 19 degrees 14 minutes 33 seconds West, 117.79 feet to the point of beginning, containing 0.52 acres more or less.

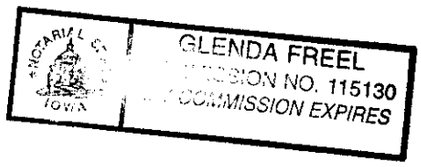
Being the same property conveyed to Universal Tire, Inc. from Omega Associates, Ltd. by Warranty Deed dated August 28, 1987 of record in Book 7341 page 725, Register's Office for Davidson County, Tennessee; the said Universal Tire, Inc. having changed its name to Tire Distribution Systems, Inc. (TN) by charter amendment of record in Book 10995, page 590, Register's Office for Davidson County, Tennessee; and the said Tire Distribution Systems, Inc. (TN) having merged into Tire Distribution Systems, Inc., a Delaware corporation by Articles of Merger of record in Book 11269, page 26, Register's Office for Davidson County, Tennessee.

I swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $960,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Charles R. Coulter, Attorney and Agent for Tire Distribution Systems, Inc.

Subscribed and sworn to before me this 3d day of September, 2003.

Notary Public in and for the State of Iowa
My Commission Expires: 6-14-2005



Property Address:
720 Two Mile Parkway
Goodlettsville, TN 37072

MAP Parcel Numbers:
26-14 51.0

Mail Tax Bills to:
James Bryant
Best One Nashville Realty Partnership
1475 Jingle Bell Lane
Lexington, Kentucky 40509