PREPARED BY:

Michele Krause
HOLLAND & KNIGHT LLP
131 South Dearborn Street, 30th Floor
Chicago, IL 60603
312.263.3600

RETURN TO:
First American Title Insurance Company
Commercial Division
6077 Primacy Parkway, Suite 121-B
Memphis, TN 38119

MAIL TAX STATEMENTS TO:

Boyle Craigmeade, L.P.
5900 Poplar Avenue, Suite 100
Memphis, Tennessee 38119

Map & Parcel Nos. 95-3-23

Davidson County DEEDWARR
Recvd: 04/23/04 10:13 6pgs
Fees:33.00 Taxes:13690.00
20040423-0046176

SPECIAL WARRANTY DEED

BRIDGESTONE/FIRESTONE NORTH AMERICAN TIRE, LLC, a Delaware limited liability company, formerly known as Bridgestone (U.S.A.), Inc., successor in interest by merger to Bridgestone/Firestone, Inc., an Ohio corporation (the "Grantor"), having its principal address at 535 Marriott Drive, Nashville, TN 37214, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration to the undersigned in hand paid by Grantee herein named, the receipt of which is hereby acknowledged, **HAS BARGAINED AND SOLD AND DOES HEREBY BARGAIN, SELL, CONVEY, REMISE, RELEASE, ALIEN CONVEY AND CONFIRM** unto **BOYLE CRAIGMEADE, L.P.,** a Tennessee limited partnership (the "Grantee"), having its principal office at 5900 Poplar Avenue, Suite 100, Memphis, Tennessee 38119,, the real property described on Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Exhibit B attached hereto and made a part hereof.

Address of Property: One Bridgestone Park
Nashville, TN 37214

Tax Index Number of Property: 095-03-0 023.00

TO HAVE AND TO HOLD, subject as aforesaid, the said premises with all the rights and appurtenances thereunto belonging unto Grantee, its successors and assigns, forever; and Grantor hereby covenants with Grantee that Grantor will **WARRANT SPECIALLY AND DEFEND** the title to the said premises unto Grantee, its successors and assigns, forever, except as hereinbefore mentioned, against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

Grantor hereby assigns to Grantee any and all rights it may have with regard to enforcing the obligations, including but not limited to restoration, landscaping, fencing, and all other actions or matters pertaining to the affected real property, of the Tennessee Department of Transportation or any other governmental entity pertaining to the condemnation or sale in lieu of condemnation for the widening of Briley Parkway adjacent to the property.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Signature Page to Follow.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to

Executed this 16th day of April, 2004.

BRIDGESTONE/FIRESTONE NORTH AMERICAN TIRE, LLC
By: BFS Retail & Commercial Operations, LLC
Its: Agent

WITNESSES:

Deborah H. Crabtree

By: _____

Nicholas A. Capretta, Jr.,
V.P. of Real Estate

Print Name: Deborah H. Crabtree

_____

Attest: _____
James. S. Sager, Asst. Secretary

Print Name: Alison M. Richter

This is (x) improved ( ) unimproved property known as:

One Bridgestone Park
Nashville, TN 37214

State Tax	$13,690.00
Register's Fee	3.00
Recording Fee	30.00
Total	$13,723.00

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $3,700,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 15th day of April, 2004.

Gina M. Lan

My commission expires:
[SEAL]

OFFICIAL SEAL
GINA M. LAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5-15-2004

Name: Gina M. Lan
Notary Public

1845565_v1

STATE OF ILLINOIS)
) SS:
COUNTY OF DuPAGE)

Before me, Gina M. Lan, a Notary Public in and for the above State and County, on this 15th day of April, 2004, personally appeared Nicholas A. Capretta, Jr. and James S. Sager, Vice President of Real Estate and Assistant Secretary, respectively, of BFS Retail & Commercial Operations, LLC, as agent of Bridgestone/Firestone North American Tire, LLC, and known to me to be the same persons who signed and acknowledged that they signed the foregoing instrument as such Vice President of Real Estate and Assistant Secretary, respectively, of said limited liability company for and on behalf of the limited liability company, and that they executed the same as their free and voluntary act and deed and as the free and voluntary act and deed of the limited liability company, for the uses and purposes set forth in the instrument.

IN TESTIMONY WHEREOF, I have subscribed my signature and affixed my official seal on the day and year set forth above.

My commission expires:
[SEAL]

OFFICIAL SEAL
GINA M. LAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 5-15-2004

Name: Gina M. Lan
Notary Public

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY CONVEYED

PLAT REFERENCE:

REAL PROPERTY LYING, SITUATED AND BEING IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AS DESCRIBED AS FOLLOWS:

BEING LOT ONE ON THE FINAL PLAT OF THE RESUBDIVISION OF LOTS ONE AND TWO, PHASE ONE AND TWO, BRILEY CORNERS, AS OF RECORD IN INSTRUMENT NUMBER 20040220-0019758, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PROPERTY DESCRIPTION:

BEING A TRACT OF LAND LYING IN NASHVILLE, DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT ONE ON THE FINAL PLAT OF THE RESUBDIVISION OF LOTS ONE AND TWO, PHASE 1 AND 2, BRILEY CORNERS, AS OF RECORD IN INSTRUMENT NUMBER 20040220-0019758, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A P.K. NAIL SET AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF CRAIGMEADE DRIVE, 70 FEET IN WIDTH, AND THE WESTERLY RIGHT-OF-WAY LINE OF BRILEY PARKWAY, WIDTH VARIES;

THENCE LEAVING THE EASTERLY RIGHT-OF-WAY LINE OF CRAIGMEADE DRIVE WITH THE WESTERLY RIGHT-OF-WAY LINE OF BRILEY PARKWAY, SOUTH 73 DEG 53 MIN 31 SEC EAST, 214.22 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE SOUTH 47 DEG 25 MIN 55 SEC EAST, 484.06 FEET TO AN IRON ROD SET;

THENCE SOUTH 00 DEG 42 MIN 29 SEC WEST, 25.68 FEET TO AN IRON ROD SET AT A CORNER COMMON WITH THE PROPERTY OF BRIDGESTONE (U.S.A.), INC., AS OF RECORD IN DEED BOOK 7766, PAGE 941, AT THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, ALSO BEING LOT TWO OF SAID FINAL PLAT OF THE RESUBDIVISION OF LOTS ONE AND TWO, PHASE 1 AND 2, BRILEY CORNERS;

THENCE LEAVING THE WESTERLY RIGHT-OF-WAY LINE OF BRILEY PARKWAY WITH THE NORTHERLY PROPERTY LINE OF BRIDGESTONE (U.S.A.), INC., SOUTH 42 DEG 41 MIN 46 SEC WEST, 354.21 FEET TO AN IRON ROD SET;

THENCE NORTH 47 DEG 06 MIN 05 SEC WEST, 160.14 FEET TO A P.K. NAIL SET;

THENCE NORTH 45 DEG 25 MIN 53 SEC EAST, 19.23 FEET TO A P.K. NAIL SET;

THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 181.81 FEET, THE RADIUS OF WHICH IS 490.50 FEET, THE CENTRAL ANGLE OF WHICH IS 21 DEG 14 MIN 14 SEC, THE CHORD OF WHICH IS NORTH 55 DEG 11 MIN 15 SEC WEST, 180.77 FEET TO AN EXISTING IRON ROD;

THENCE NORTH 82 DEG 39 MIN 54 SEC WEST, 81.42 FEET TO AN EXISTING CONCRETE MONUMENT IN THE EASTERLY RIGHT-OF-WAY LINE OF SAID CRAIGMEADE DRIVE;

THENCE WITH THE EASTERLY RIGHT-OF-WAY LINE OF CRAIGMEADE DRIVE, NORTH 03 DEG 40 MIN 04 SEC EAST, 270.55 FEET TO AN EXISTING CONCRETE MONUMENT;

THENCE ALONG A CURVE TO THE LEFT, WITH AN ARC LENGTH OF 113.58 FEET, THE RADIUS OF WHICH IS 571.27 FEET, THE CENTRAL ANGLE OF WHICH IS 11 DEG 23 MIN 30 SEC, THE CHORD OF WHICH IS NORTH 02 DEG 02 MIN 04 SEC WEST, 113.39 FEET TO AN IRON ROD SET;

THENCE NORTH 07 DEG 43 MIN 49 SEC WEST, 26.84 FEET TO A P.K. NAIL SET;

THENCE NORTH 02 DEG 47 MIN 41 SEC EAST, 26.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 213,567 SQUARE FEET (4.903 ACRES MORE OR LESS).

BEING A PORTION OF THE SAME PROPERTY CONVEYED TO BRIDGESTONE (U.S.A.), INC., NOW KNOWN AS BRIDGESTONE-FIRESTONE NORTH AMERICAN TIRE, LLC, AS OF RECORD IN DEED BOOK 7766, PAGE 941, ATTHE REGISTERS' OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B

1. All assessments, Davidson County taxes for the year 2004, liens not yet due and payable, and subsequent years.

2. Subdivision covenants, conditions and restrictions as shown on plat of record in Book 6900, Page 333 in the Register's Office of Davidson County, Tennessee.

3. Subdivision restrictions, building lines and easements as shown on plat recorded February 20, 2004, as Instrument No. 20040220-0019758, with the Register's Office of Davidson County, Tennessee.

4. Restrictive covenants of record in Book 3135, Page 283, as modified in Book 6680, Page 862, in the Register's Office of Davidson County, Tennessee.

5. Easements of record in Book 7628, Page 579, and Book 7628, Page 584, in the Register's Office of Davidson County, Tennessee.

6. Matters as shown on survey entitled "ALTA/ACSM Land Title Survey of Lot One, Resubdivision of Lots One & Two, Phase 1 & 2 Briley Corners, a Planned Unit Development," prepared by Cherry Land Surveying, Inc., (R. Scot Cherry, TN RLS No. 1512) dated March 9, 2004.