(1)

Map 65-13 Parcel 135

This Instrument Was Prepared By:
Patricia Quinn Robertson, Attorney
Yost and Robertson PLC
P. O. Box 681346
Franklin, Tennessee 37068
(615) 790-9678

Send tax bills to New Owner:
S.A.G. Enterprises, LLC
709 Sedgewick Place
Franklin, TN 37067

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 considerations, the receipt and sufficiency of which is hereby acknowledged, LUBE SERVICES, L.L.C., a Tennessee limited liability company ("Grantor") has bargained and sold and by these presents does transfer and convey to S.A.G. ENTERPRISES, LLC, a Tennessee limited liability company ("Grantee"), its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 3 on the Plan of Scotts Hollow, Phase One, Section Three, as of record in Book 8250, page 871, Register's Office of Davidson County, Tennessee, to which plan reference is here made for a more complete description.
>
> Being the same property conveyed to Lube Services, LLC, a Tennessee limited liability company, by Special Warranty Deed of That Ragan-Smith Associates Restated Profit Sharing 401(K) Plan of record in Book 10793, page 610, Register's Office of Davidson County, Tennessee. Lube Services, LLC and Lube Services, L.L.C. are one and the same entity.

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

This conveyance of the said real property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.
2. Subject to matters shown on the plan of Section Three, Scotts Hollow, Phase One of record in Book 8250, page 871, Register's Office of Davidson County, Tennessee.
3. Restrictive Covenants and Common Access/Easement Agreement of record in Book 10722, page 37, Register's Office of Davidson County, Tennessee.

GRANTOR FURTHER COVENANTS and binds itself, its representatives, 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 above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 05/11/04 07:58 2pgs
Fees:13.00 Taxes:1572.50

20040511-0053432

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on this 28th day of April, 2004.

LUBE SERVICES, L.L.C.

By: Jack Standridge
Title: Chief Manager

STATE OF Alabama)
)
COUNTY OF Jefferson)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Jack Standridge, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Chief Manager of LUBE SERVICES, L.L.C. (the Maker) and is authorized to execute this instrument on behalf of the Maker.

Witness my hand and seal, at office, this 28 day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 10/5/06

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is Four Hundred Twenty Five Thousand DOLLARS ($425,000.00) which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed before me this 28th day of April, 2004.

NOTARY PUBLIC

My Commission Expires: 4-16-2006

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