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: 08/18/04 11:46 4pgs
Fees:23.00 Taxes:3404.00
20040818-0099840

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 Davidson 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 187794
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_____

\02268\3100\3115\C(1) \Warranty Deed Davidson Co. 8-13-03

EXHIBIT A

Land in Davidson County, Tennessee lying in the 1st Civil District being part of Lot 5 of the Subdivision of J.A. Patterson's Lands of record in Plat Book 421 page 8, Register's Office for Davidson County, Tennessee, described as follows;

Beginning at a point lying on the southerly margin of Harding Place at the most westerly corner of the herein described tract, said point further described as lying 81.8 feet east of a right of way point;

Thence running with the said east margin of Harding Place, North 63 degrees 15 minutes east, a distance of 165.00 to a point, said point being further described as being the northwest corner of the Roger A. Danner Property as of record in Book 5084 page 941, Register's Office for Davidson County, Tennessee;

Thence leaving the said margin of Harding Place and running with the westerly line of the Danner Property, South 26 degrees 45 minutes east a distance of 150 feet to a point;

Thence South 63 degrees 15 minutes West, a distance of 141.20 feet to a point lying on the easterly line of the Leased Stations, Inc. property as of record in Book 5655 page 933, Register's Office for Davidson County, Tennessee;

Thence leaving the said Danner Property and running with the said line of the Leased Stations, Inc. Property North 35 degrees 45 minutes West; a distance of 151.85 feet to the point of beginning, containing 0.53, more or less, acres.

Being the same property conveyed to Universal Tire, Inc., a Tennessee corporation by deed from Hall Hardaway, Jr., Trustee for Omega Associates, Ltd. by Warranty Deed dated August 28, 1987 of record in Book 7341 page 720, 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.

Included in the above described property but excluded there from is that tract conveyed to the Tennessee Department of Transportation from Tire Distribution Systems, Inc., a Delaware corporation by Warranty Deed of record in Book 11509 page 607, 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 $920,000.00, 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 on July 9, 2004.

Notary Public in and for the State of Iowa
My Commission Expires: _____

NOTARIAL SEAL IOWA
GLENDA FREEL
COMMISSION NO. 115130
MY COMMISSION EXPIRES
6-14-2005

Property Address:
421 Harding Industrial Drive
Nashville, Tennessee 37211

MAP Parcel Numbers:
147 24.0

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