THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, ESQ.
2927 Berry Hill Drive
Nashville, Tennessee 37204

File No. 20960-6
Box 14-A

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Bick Boyte, LLC 1319 Foster Avenue Nashville, TN 37219	New Owner	Map 106-03 Parcel 030

SPECIAL WARRANTY DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **HALDEX BRAKE PRODUCTS CORPORATION, a Delaware corporation, successor by merger to Haldex UBS Corporation, a Delaware corporation,** hereinafter called the Grantor, has bargained and sold, and by these presents does quitclaim, transfer and convey unto **BICK BOYTE, LLC, a Tennessee limited liability company**, hereinafter called the Grantee, its successors and assigns, all of Grantors' interest in certain land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND in the 4th Civil District of Davidson County, Tennessee, being Reserved Parcel "A" on the Plan of Spence Land Industrial Subdivision, Section 2, of record in Book 3842, Page 36, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

BEING the same property conveyed to Haldex UBS Corporation by Deed from United Brake Systems, Inc., a Delaware corporation, successor to UBSA, Inc., a Delaware corporation, of record in Book 10874, Page 487, Register's Office for Davidson County, Tennessee.

This is improved property known as 419 Spence Lane, Nashville Tennessee 37210.

TO HAVE AND TO HOLD the said tract 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 the same is unencumbered except as set forth on the attached Exhibit "A"; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through, or under the said Grantor.

Davidson County DEEDWARR
Recvd: 12/21/07 08:46 3 pgs
Fees:18.00 Taxes:2590.00
20071221-0146381

IN WITNESS WHEREOF, the Grantor has executed this instrument this 18th day of December 2007.

HALDEX BRAKE PRODUCTS CORPORATION
a Delaware corporation

By: _____
Robert P. Joy, Senior Vice President

STATE OF Missouri
COUNTY OF Platte

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Robert P. Joy, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President of Haldex Brake Products Corporation, a Delaware corporation, and who further acknowledged that he, as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing Senior Vice President for the said corporation.

Witness my hand and seal, at office in Kansas City, Missouri, this 18th day of December, 2007.

TAMMY R. TINSLEY
Notary Public-Notary Seal
State of Missouri, Clay County
Commission # 07422100
My Commission Expires Aug 18, 2011

Tammy R. Tinsley
Notary Public
My Commission Expires: August 18, 2011

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $700,000.00

Kathy Goodson
Affiant

Subscribed and sworn to before me this
18 day of December, 2007.

Jennifer L. Johnson
Notary Public
My commission expires: 3/7/2011

EXHIBIT "A"
Permitted Encumbrances

(a) Taxes for the year 2008 and subsequent years, not yet due and payable.

(b) Matters shown on the Plan of record in Book 3842, Page 36, Register's Office for Davidson County, Tennessee.

(c) Matters shown on the ALTA /ACSM Survey by Cherry Land Surveying, R.Scot Cherry, R.L.S. #1512, dated September 11, 2006, and certified by that Surveyor's Report dated December 11, 2007, as Job Number 06217BB.