Box 7-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NO.
Full Throttle Race Parts, LLC	**Same**	**Map: 094-05**
1130 Davidson Street		
Nashville, TN 37213		**Parcel: 107.00**
This instrument prepared by: Joseph V. Ferrelli, Attorney, at 102 Woodmont Boulevard, Suite 231, Nashville, Tennessee 37205		

BILL GARRETT, Davidson County
Trans:T20100042243 DEEDWARR
Recvd: 07/09/10 14:31 2 pgs
Fees:13.00 Taxes:1110.00
20100709-0054002

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, I, **James A. Crossman and wife, Mary Crossman,** (The "Grantor(s)") has bargained and sold, and by these presents do transfer and convey unto **Full Throttle Race Parts, a Tennessee limited liability company,** (The "Grantee(s)"), their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

> LAND in Davidson County, being Lot No. 10 on the Plan of Inner-City Industrial Park, Section 10, of record in Book 6050, Page 311, Register's Office for Davidson County, Tennessee, to which plan reference is hereby ,and for a more complete legal description thereof,
>
> BEING the same property conveyed to James A. Crossman and wife, Mary Crossman, by Warranty Deed from Davidson Street 1984 Warehouse, Ltd., a Tennessee limited partnership, dated December 31, 1986, of record in Book 7203, Page 673. and corrected by Deed of Correction recorded in Book 7203, Page 677, the Register's Office of Davidson County, Tennessee.

This conveyance is subject to:

1. **Taxes for the year 2010 and subsequent years, a lien not yet due and payable.**
2. **Restrictions, dedications, conditions, reservations, easements, and other matters shown on the plat of Inner-City Industrial Park, Section 10, as recorded in Plat Book 6050, Page 311.**
3. **Sanitary Sewer Easement of record in Book5470, Page 469.**
4. **Declaration of Easement of record in Book 5519, Page 808.**
5. **Sewer Line Easements of record in Book 2297, Page 185, Book 4834, Page 497 and Book 5512, Page 212.**
6. **Transmission Line Easement of record in Book 3068, Page 136.**
7. **Flowage Easement of record in Book 2199, Page 71.**
8. **Easement to Nashville Railway & Light Company of record in Book 649, Page 120 and Book 653, Page-585.**
9. **Easement to L&N Railroad Company of record in Book 4172, Page 165.**

This is improved property known as 1130 Davidson Street, Nashville, TN 37213.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater for this transfer is $300,000.00

Affiant

Subscribed and sworn to before me this 1ST day of JULY, 2010.

Notary Public
My Commission Expires: 7/10/12

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee(s), their successors and assigns, forever.

And Grantor(s) does covenant with the said Grantee(s) that the Grantor(s) 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 herein above.

And Grantor(s) does further covenant himself and his successors and assigns, to warrant and forever defend the title to the Property to the said Grantee(s), their successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor(s) has caused this Deed to be executed this 1ST day of JULY, 2010.

James A. Crossman

Mary Crossman

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared James A. Crossman and Mary Crossman to me known to the persons described in and who executed the forgoing instrument, and acknowledged that they executed the same for the purposes therein contained as their free act and deed.

WITNESS my hand and official seal at Nashville, Tennessee, this 1ST day of JULY, 2010.

Notary Public

My Commission Expires: 7/10/12

JOSEPH V. FERRELLI STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY