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MICHAEL A. BROWN
RECORDER

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THIS INSTRUMENT WAS DRAFTED BY:

Martin P. Murphy, Esq., HOLLAND & KNIGHT LLP, 131 South Dearborn Street, 30th Floor, Chicago, IL 60603, 312.263.3600

SEND TAX STATEMENTS TO:

BRIDGESTONE/FIRESTONE NORTH AMERICAN TIRE, LLC, c/o Bridgestone/Firestone, State and Local Tax Department, 535 Marriott Drive, P.O. Box 140990, Nashville, TN 37214

DULY ENTERED FOR TAXATION SUBJECT TO
FINAL ACCEPTANCE FOR TRANSFER
SEP 08 2008
PEGGY HOLINGA KATONA
LAKE COUNTY AUDITOR

Document is
NOT OFFICIAL!
WARRANTY DEED

BFS RETAIL & COMMERCIAL OPERATIONS, LLC, a Delaware limited liability company (the "Grantor"), having its principal office at 333 East Lake Street, Bloomingdale, Illinois 60108, 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, **CONVEYS AND WARRANTS** unto **BRIDGESTONE/FIRESTONE NORTH AMERICAN TIRE, LLC**, a Delaware limited liability company (the "Grantee"), having its principal address at c/o Bridgestone/Firestone, 333 East Lake Street, Bloomingdale, Illinois 60108, Attn: Law Department/Real Estate Section, the real property described on Exhibit A attached.

TO HAVE AND TO HOLD the above described premises together with all and singular the right and appurtenances thereto in any wise belonging unto said Grantee, and Grantee's successors and assigns, forever.

SUBJECT TO: real estate taxes and assessment not yet due and payable; any condition an accurate survey may show; restrictions, covenants, conditions, and reservations of record; easements and rights of way; encroachments; and any zoning or governmental regulations now or hereafter in effect.

Address of Property: 475 Fayette Street
Hammond, Indiana 46320

Tax ID Number of Property: 26-36-0240-0024; 26-36-0240-0025; 26-36-0240-0026;
and 26-36-0240-0029

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LP

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Chicago Title Ins Co,
Chicago, Ill 60601

Dated as of the 31st day of May, 2008

BFS RETAIL & COMMERCIAL OPERATIONS, LLC, a Delaware limited liability company

WITNESS:

Judy Baranowski
Melinda R.

Brett Hattel
Brett Hattel, Manager, Finance & Systems

STATE OF ILLINOIS)
COUNTY OF DePue) SS:

Before me, Kimberly A. Rafferty, a Notary Public in and for the above State and County, on this 31st day of May, 2008, personally appeared Brett Hattel, Manager, Finance & Systems, of BFS Retail & Commercial Operations, LLC, a Delaware limited liability company, and known to me to be the same person who signed and acknowledged that he signed the foregoing instrument as such Manager, Finance & Systems, of said limited liability company for and on behalf of the limited liability company, and that he executed the same as his 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]

Kimberly A. Rafferty
Name K. RAFFERTY
Notary Public

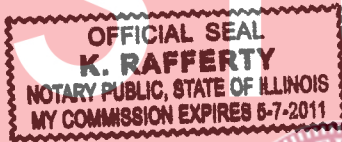


EXHIBIT A
Legal Description of Property Conveyed

The following described real property located in the City of Hammond, County of Lake, State of Indiana:

Lots 29 and 30, in Block 3, in Townsend and Godfrey's Addition to Hammond, as shown in Plat Book 1, Page 40, in Lake County, Indiana.

Being the same property as conveyed by Bridgestone/Firestone North American Tire, LLC, a Delaware limited liability company to BFS Retail & Commercial Operations, LLC, a Delaware limited liability company by Quit Claim Deed dated November 30, 2001, and recorded in the Official Records of Hammond County, Indiana, at Document Number 99931.

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