BK 3643

PENN MUT. LIFE INS. CO.
FORM [illegible] LAW DEPT.
TERMS [illegible] MTG. DEPT.

GENERAL WARRANTY DEED

For and in Consideration of the sum of Ten and no/100 ($10.00) Dollars, and other good and valuable considerations, the receipt of which are hereby acknowledged, THE PENN MUTUAL LIFE INSURANCE COMPANY, a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, hereinafter called Grantor, has bargained and sold, and by these presents does hereby bargain, sell, transfer and convey unto WESTERN AUTO SUPPLY COMPANY, a Delaware corporation, hereinafter called Grantee, its successors and assigns, a tract of land in Davidson County, State of Tennessee, and being more particularly described as follows:

"Being land in the Sixth Civil District of Davidson County, Tennessee, and being the northerly part of the same land conveyed to The Penn Mutual Life Insurance Company from Georgia Mississippi Corporation by deed recorded in Book 2543 Page 44 Register's Office, Davidson County, Tennessee, and more particularly described as follows: Beginning at an iron stake set in the easterly right of way of Trousdale Drive (25 feet easterly from a railroad spike in the center-line of Trousdale Drive) and being the northwesterly corner of the land conveyed to The Penn Mutual Life Insurance Company by the above referred to deed; thence with the north line of The Penn Mutual Life Insurance Company land S 87° 30' E 450.20 feet to an iron stake in the westerly right of way of a spur railroad tract of the Louisville & Nashville Railroad; thence with the westerly right of way of said spur tract S 2° 30' W 151.80 feet to a point opposite the north east corner of the existing Western Auto Supply Company warehouse; thence with the line of the northerly exterior wall of said warehouse extended, N 87° 31' W 448.38 feet to an iron stake in the easterly right of way of Trousdale Drive; thence with the easterly right of way of Trousdale Drive, N 1° 49' E 151.94 feet to the beginning, containing 68234 square feet or 1.566 acres according to survey No. 63 267 dated May 18, 1963 by Wm. Collier Parrish Associates, Civil Engineers, Nashville, Tennessee."

TO HAVE AND TO HOLD the said tract of land, with all the appurtenances thereunto belonging, to the Grantee, its successors and assigns forever, in fee simple, with covenant of General Warranty.

AND the Grantor further covenants with the Grantee that the described property is unencumbered except for a certain lease to WESTERN AUTO SUPPLY COMPANY, any utility or railroad easement or any zoning ordinance affecting the property.

IN WITNESS WHEREOF, the Grantor has hereunto subscribed its name, this 15th day of October, 1963.

PG 283