WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Madison Auto Parts Company (NAME)	Same (NAME)	Map 42-16
301 Gallatin Road (STREET ADDRESS OR ROUTE NUMBER)	Same (STREET ADDRESS)	Par. 206
Madison, Tennessee (CITY) (P. O. ZONE) (STATE)	Same (CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of $10.00 -

- - - - - - - -TEN AND NO/100 - *Dollars,*
Cash in hand paid by the grantee herein and other good and valuable considerations, receipt of which is hereby acknowledged, and the further consideration that the grantee herein assumes and agrees to pay the remaining unpaid balance of a note executed by the grantor herein, dated January 16, 1967, payable to E. L. Curtis, Jr., Trustee, and recorded in book 4096, page 67, Register's Office for Davidson County, Tennessee, to secure to E. L. Curtis, Sr., the payment of a note for $80,000.00, payable as therein specified.

I, Albert Jackson McElrath,

have this day bargained and sold, and do hereby transfer and convey unto the said Madison Auto Parts Company,

their

(successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being parts of lots Nos, 3, 4, and 5 on the plan of W. C. Moncrief & Company's Commercial Subdivision at Madison, Tennessee, as of record in book 974, page 70, Register's Office for said County.
Said parts of said lots adjoin and front 62-1/2 feet on the easterly side of Gallatin Road, or U. S. Highway 31-E and extend back 178 feet on the northerly line, same being the northerly line of said lot No. 5 and 178 feet on the southerly line, to a line in the rear on which it measures approximately 62 feet.
Being the same property conveyed to Albert Jackson McElrath by deed from Edward L. Curtis, Sr. and wife, of record in book 4096, page 63, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 44,000.00

Subscribed and sworn to before me, this the 5th day of July 1968

My commission expires October 24, 1970. (Affix Seal)

Affiant [signature]

Notary Public [signature] Deputy Register

This is unimproved (X) / improved ( ) property, known as .... Gallatin Road (House Number) (Street) Madison, Tennessee (P. O. Address) (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said Madison Auto Parts Company,

their *(successors),*

heirs and assigns forever. I *covenant that* I am *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered* except taxes for the year 1968 which grantee agrees to pay and as herein set out.

I *further covenant and bind* myself, my *heirs and representatives, to warrant and forever defend the title to said real estate to said* Madison Auto Parts Company, their *(successors), heirs and assigns, against the lawful claims of all persons.*

Witness my *hand this* 5th *day of* July, 1968, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Albert Jackson McElrath

This instrument prepared by:
Banks Draper Company
Madison, Tennessee

BOOK 4249 PAGE 579

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, J. M. Draper, Sr., *a Notary Public in and for said County and State,* Albert Jackson McElrath

the within named bargainor, with whom I am personally acquainted, and who acknowledged that he *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Tennessee *this* 5th *day of* July, *19* 68.

J. M. Draper
Notary Public

Commission expires October 24, 1970.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared* ....., *with whom I am personally acquainted, and who, upon oath, acknowledged* .....self *to be* ..... *of the* ....., *the within named bargainor, a corporation, and that* .....he *as such* ....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....self *as* .....

Witness my hand and seal, at office in ....., *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

JUL-9	CONV	44,000.00			
JUL-9 STAX			A*	114.40	
JUL-9 RECFEE			A*	.50	
JUL-9	MISCD		A*	3.00	* 117.90

Rush!

404490

IDENTIF. REFERENCE

JUL 9 2 15 PM '68

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

WARRANTY DEED

FROM
A. J. McElrath

TO
Madison Auto Parts Company

Compliments of
Guaranty Title
Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE