(This instrument was prepared by JAMES A. LESEMANN, Attorney at Law, 320 Gallatin Road, Madison, Tennessee 37115.)

BOOK 4455 PAGE 6

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Don F. Pierce	(same)	11D 65740
(NAME): Shawnee Waters -Cages Bend Road	(NAME):	Map 51-F
(STREET ADDRESS OR ROUTE NUMBER): Gallatin, Tennessee 37066	(STREET ADDRESS):	Par. 100
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of TEN AND NO/100 ---------- ---------- ($10.00) *DOLLARS* cash in hand paid by the grantee hereinafter named and other good and valuable considerations, the receipt of which is hereby acknowledged, including the assumption by the said grantee of the unpaid balance of a certain indebtedness in the original principal amount of $50,000.00, payable to First American National Bank of Nashville; and secured by a deed of trust of record in Book 3848, page 197, Register's Office for Davidson County, Tennessee.

MR. TRANSMISSION, INC., A TENNESSEE CORPORATION, hereinafter called the grantor, *have bargained and sold, and by these presents do transfer and convey unto* ~~the said~~ DON F. PIERCE, herein called the grantee, his *heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Land in Davidson County, Tennessee, being the south part of Lot No. 3 and the northerly part of Lot No. 2 on the Map showing the Subdivision of Lots Nos. 2 and 5 of Montague Subdivision, as of record in Book 421, page 192, Register's Office for said County, and described according to a copy of a survey made by Hickerson and Smith Engineering Company, dated December 22, 1964, as follows:

Beginning at a point in the east margin of Gallatin Road, as now widened and located in the west line of a 50-foot strip for Street purposes, running along the east line of the Nashville & Gallatin Interurban Railroad right of way, now abandoned, as shown on the plan of record in Book 421, page 192, above referred to; said point also being 140 feet south of the south margin of Brink Haven Avenue, at an iron pin; thence easterly parallel to the south line of Brink Haven Avenue; south 62° 30' east 192 feet to an iron pin; thence south 27° 30' west 75 feet to an iron pin; thence north 62° 30' west 192 feet to an iron pin in the east margin of said Gallatin Road, as now widened; thence with the margin of the same, north 27° 30' east 75 feet to the point of beginning.

Being the same property conveyed to Transmission Parts, Inc., by deed from Nelson Trabue and wife, Jane C. Trabue, of record in Book 4082, page 166, Register's Office for said County. By instrument dated November 4, 1968, and on file in the office of the Secretary of State of the State of Tennessee, the said Transmission Parts, Inc., was merged into and is now known as Mr. Transmission, Inc.

unimproved ( ) This is improved (X) property, known as 1013 (House Number) South (Street) Gallatin Road, (P. O. Address:) Madison, (City or Town) Tennessee

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, his *heirs and assigns, forever.*

And it *do/es covenant with the said* grantee *that* it is *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.*, except as stated herein, and taxes for 1970 which have been pro-rated.

And the said grantor *do/es further covenant and bind* itself, its successors and assigns, ~~heirs and representatives~~, *to warrant and forever defend the title to the said land to the said* grantee, his *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand*s *this* 19th *day of* October, *19* 70, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

MR. TRANSMISSION, INC.

BY: Joseph R. Dockery Pres.

Joseph R. Dockery, President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ..., *a Notary Public in and for said County and State,* .....

.....

.....

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

Witness my hand and official seal at .....*Tennessee, this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

OCT27	CONV	70,000.00			
OCT27	S'TAX		A*	182.00	
OCT27	PR'FEE		A*	.50	
OCT27	W'DEED		A*	3.00	* 185.50

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

Witness my hand and seal, at office in Nashville, Tennessee, *this* 19th *day of* October, *19* 70

Commission expires My Commission Expires May 8, 1973 .....*Notary Public*

STATE OF TENNESSEE,
COUNTY OF Davidson

I hereby swear, or affirm, that the actual consideration for this transfer, or value of the property transferred, whichever is greater is $ 70,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 23 day of Oct. 1970

Notary Public

Commission Expires: 4-14-71

WARRANTY DEED

FROM

MR. TRANSMISSION, INC., A TENNESSEE CORPORATION

TO

DON F. PIERCE

A94352

IDENTIF. REFERENCE

OCT 27 11 05 AM '70

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Madison Title Company
A Division of
Southern Title Insurance Company
P. O. Box 10649
Knoxville, Tennessee