END TAX BILLS TO: Name Waller Buick Co., Inc.
Address 176 Lafayette Street
Nashville, Tenn.

Field Book (Taxes 14 W 14340)

THIS INSTRUMENT PREPARED BY:
STEGALL, DANIEL, BURTON, BOLIN & LA ROCHE
ATTORNEYS AT LAW
MURFREESBORO, TENN. 37130

WARRANTY DEED

BOOK 4760 PAGE 245

FOR AND IN CONSIDERATION of the sum of TWO HUNDRED THIRTY-SEVEN THOUSAND, FIVE HUNDRED AND NO/100 ($237,500.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and the assumption by the grantees herein of the obligations contained in a certain "Ground Lease" between H. C. Wilson, Jr. as Lessor, and Waller Buick Company, Inc., a Delaware corporation, as Lessee, dated August 29, 1967, on the property herein conveyed, we, HENRY CLAY WILSON, JR. and wife, SANDRA K. WILSON, have this day bargained and sold and by these presents do hereby transfer and convey unto THE PALMER GROUP, a partnership composed of Richard H. Palmer, IV, William Earl Palmer, Nancy P. Webb, Patricia Lynn Palmer, James Bryan Palmer, Margaret Ann P. Thomas, William H. Palmer, and Robert E. Palmer, its successors and assigns, forever, certain real estate located in Davidson County, Tennessee, more particularly described as follows, to-wit:

> Being land in Davidson County, Tennessee, and beginning at a point in the center of Brown's Creek where the same touches the northernmost right of way of Lafayette Street; thence North 73° 22' West 249.24 feet along the northern right of way of Lafayette Street; thence around a curve with a radius of 42° 60.52 feet to a point in the easterly margin of Fairfield Avenue; thence along the easterly margin of Fairfield Avenue north 9° 11' 50" East 315.19 feet to a point; thence South 89° 55' East 556.26 feet to a point in the westerly margin of Donelson Street; thence along the westerly margin of Donelson Street South 0° 11' East 334.82 feet to a point; thence South 5° 53' West 70.37 feet to a point; thence following the meanderings of Brown's Creek North 44° 57' 34" West 69.94 feet; thence North 70° 17' West 46.63 feet; thence North 72° 14' 32" West 100.36 feet; thence north 79° 56' West 56.23 feet; thence South 60° 34' West 35 feet; thence South 31° 26' West 90 feet and thence South 16° 38' West 37 feet to the point of beginning and containing a gross area of 4.85 acres according to a property line survey dated August 3, 1967, by Barge, Waggoner & Sumner, Engineers, Nashville, Tennessee.
>
> Being a portion of the property conveyed to Henry Clay Wilson, Jr., by deed from Commerce Union Bank, Trustee, dated June 28, 1967, of record in Book 4151, page 662, Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the said real estate, together with the appurtenances, estate, title, and interest thereto belonging, unto the said THE PALMER GROUP, a partnership composed of Richard H. Palmer, IV, William Earl Palmer, Nancy P. Webb, Patricia Lynn Palmer, James Bryan Palmer, Margaret Ann P. Thomas, William H. Palmer, and Robert E. Palmer, its successors and assigns, forever.

We covenant with the said Grantee that we are lawfully seized and possessed of said real estate, have a good right to convey the same and that it is unencumbered, except for the lease agreement set forth above.

We further covenant and bind ourselves, our heirs and representatives, to forever warrant and defend the title to said real estate to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Possession of the property is to be given with delivery of this instrument.

WITNESS our hands on this the 25th day of October, 1973.

C29930

IDENTIF. REFERENCE

Oct 31 10 16 AM '73

FELIX A. ... REGISTER
DAVIDSON COUNTY, TENN.

Henry Clay Wilson, Jr.

Sandra K. Wilson

OCT 31 '73	CONV	*	~~$~~ 237,500.00		
OCT 31 '73	S'TAX		A* 617.50		
OCT 31 '73	PR'FEE		A* .50		
OCT 31 '73	W'DEED	....	A* 6.00	*	624.00

STATE OF TENNESSEE)
) ss.
COUNTY OF RUTHERFORD)

BOOK 4760 PAGE 247

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named HENRY CLAY WILSON, JR. and wife, SANDRA K. WILSON, the bargainors, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument (WARRANTY DEED) for the purposes therein expressed and contained.

WITNESS my hand and official seal at Murfreesboro, Tennessee, on this the 25th day of October, 1973.

Richard F. LaRoche, Jr.
Notary Public

RICHARD F. LAROCHE, JR. NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My commission expires: July 11, 1976

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

I, OR WE, HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $237,500.00, WHICH AMOUNT IS EQUAL TO OR GREATER THAN THE AMOUNT WHICH THE PROPERTY TRANSFERRED WOULD COMMAND AT A FAIR AND VOLUNTARY SALE.

James Bryan Palmer
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF Oct, 1973.

NOTARY PUBLIC ~~OR REGISTER~~

MY COMMISSION EXPIRES: 8-4-1976.

NOTARY PUBLIC

ADDRESS OF NEW OWNER:
The Palmer Group
406 Richard Road
Murfreesboro, Tenn. 37130