C 3 5 4 4 5

IDENTIF. REFERENCE

DEC 17 10 13 AM '73

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Prepared By:

W. Lee Corbett
INGRAHAM, NICHOL, YOUNG & CORBETT
1720 Parkway Towers
Nashville, Tennessee 37219

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New Owner's Address:	Send Tax Bills To:	Map-Parcel Number:
B & G Auto & Truck Repair, Inc. 107 LaFayette Street Nashville, Tenn. 37210	Same.	106-5-63 106-5-68 6 DA-255 6 DA-3880

W A R R A N T Y D E E D

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) and other good and valuable consideration,

TRANSPO GENERAL, INC.,

a Tennessee corporation, as GRANTOR herein, has bargained, sold and by these presents does transfer and convey unto

B & G AUTO and TRUCK REPAIR, INC.,

a Tennessee corporation, as GRANTEE herein, its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the Sixth Civil District of Davidson County, Tennessee, being a portion of the property conveyed to Transpo General, Inc., recorded in Book 4680, Page 337, R.O.D.C., Tennessee, and being described according to a survey of Parrish-Ragan, Inc., dated December 5, 1973, as follows:

BEGINNING at a point at the intersection of the Northerly margin of the L & N Railroad and the Westerly margin of Polk Avenue; thence with the Northerly margin of L & N Railroad South 63°00' West a distance of 228.84 feet to a point; thence leaving the Northerly margin of the L & N

Railroad North 1°37' East a distance of 272.40 feet to a point on the Southerly margin of a proposed 60-foot road; thence with the Southerly margin of said proposed 60-foot road South 88°23' East a distance of 175.69 feet to a point; thence Easterly and Southerly with a 25-foot radius return to the right a distance of 39.23 feet to a point on the Westerly margin of Polk Avenue; thence with the Westerly margin of Polk Avenue South 1°32' West a distance of 137.84 feet to the point of beginning and containing 1.0 acres, more or less.

Being a portion of that property conveyed to Transpo General, Inc. by deed from General Electric Broadcasting Company, Inc. as recorded in Book 4680, Page 337, R.O.D.C.

An exclusive easement and right to install an antenna on the top of any structure which might be erected by Transpo General, Inc., its heirs or assigns, in line of sight from the existing antenna on the W.S.I.X. Building on Murfreesboro Pike to the W.S.I.X. transmitter together with an exclusive easement for a cable to connect the relocated antenna to the W.S.I.X. Building is reserved by General Electric Broadcasting Company, Inc., a New York corporation in its deed of conveyance to Transpo General, Inc., of record in Book 4680, Page 337, R.O.D.C.

This is unimproved property known as : 82 Polk Avenue, Nashville, 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, its successors and assigns, forever. And GRANTOR covenants with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out. GRANTOR does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons, whomsoever.

IN WITNESS WHEREOF, GRANTOR has set its hand and seal this 14th day of December, 1973.

TRANSPO GENERAL, INC.

By: Ben H. Hagan
Treasurer

ATTEST:

Frank Colyer Graham
Secretary

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STATE OF TENNESSEE

COUNTY OF DAVIDSON

PERSONALLY appeared before me, the undersigned Notary Public in and for said County and State, Ben G. Harper, and Frank C. Ingraham, with whom I am personally acquainted, and who, upon oath, acknowledge themselves to be Treasurer, and Secretary, respectively of TRANSPO GENERAL, INC., a Tennessee corporation, the within named bargainor, and that they as such officers of the said corporation, being authorized so to do, executed the foregoing document for the purpose therein contained by signing the name of the corporation and attesting thereto.

WITNESS my hand and seal at Nashville, Tennessee, this 14th day of December, 1973.

Notary Public

My Commission Expires:
My Commission Expires July 24, 1977

JEC17R	CONV	50,000.00			
JEC17R	STAX		A*	130.00	
JEC17R	PRFEE		A*	.50	
JEC17R	WDEED		A*	6.00	* 136.50

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The actual consideration for this transfer is $50,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

B & G AUTO and TRUCK REPAIR, INC.

By: W R Blacklum
President

Sworn to and subscribed before me this 14th day of December, 1973.

Notary Public

My Commission Expires July 24, 1977