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"THIS INSTRUMENT PREPARED BY JAMES L VANCE BERRY ATTORNEY, 21st - FLOOR FIRST AMERICAN CENTER NASHVILLE, TENNESSEE 37238"

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melrose Volkswagen, Inc.	Same	MAP 105-14
(NAME:)	(NAME:)	
2330 Franklin Road		PAR. 274 & 279
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tennessee		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of One Hundred Eighty-five Thousand and no/100 ----------($185,000.00)---------- *DOLLARS,* of which the sum of Fifty-five Thousand and no/100 ($55,000.00) Dollars has been paid in cash upon the execution and delivery hereof and for the remainder the Grantee has executed its Note in the sum of One Hundred Thirty Thousand and no/100 ($130,000.00) Dollars due January 2, 1975, to secure the payment of which a Vendor's Lien is expressly retained upon the real estate conveyed hereby, and to further secure the payment of the same and facilitate the collection thereof the Grantee has executed its Deed of Trust of even date to James I. Vance Berry, Trustee, conveying said property in trust as security for the payment of said Note, it being stipulated that the Release by the Grantor of the Vendor's Lien reserved herein, or of said Deed of Trust, shall operate and consitute the release and discharge of both of said liens, we, Reese L. Smith, Jr., Karl E. Haury, Kermit C. Stengel, Jr., Webb Follin, Jr., and William B. Allen

have bargained and sold, and by these presents do transfer and convey unto ~~the said~~ Melrose Volkswagen, Inc., its successors

~~xxxx~~ *and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

TRACT NO. 1:
A tract of land in the City of Berry Hill, Sixth Civil District of Davidson County, Tennessee, being Lots 8, 9 and 10 of Melpark Subdivision, Section Three, as of record in Book 3842, page 210, Register's Office for Davidson County, and being more particularly described as follows:

BEGINNING at the intersection of the easterly margin, extended, of Eighth Avenue, South, with the southerly margin, extended, of Melpark Drive; thence, N 71° 04' E, 24.81 feet to a monument in the southerly margin of Melpark Drive, being the point of beginning; thence, N 71° 04' E, 40.19 feet along the southerly margin of Melpark Drive to a monument; thence, N 68° 06' E, 135.13 feet along the southerly margin of Melpark Drive to a monument; thence S 18° 30' E, 155.00 feet to a monument in the southerly margin of the tract of land; thence, S 71° 04' W, 200.00 feet along the southerly margin of the tract of land to an iron pin in the easterly margin of Eighth Avenue, South; thence N 18° 30' W, 123.19 feet along the easterly margin of Eighth Avenue, South to a monument; thence, in a northerly and easterly direction 39.08 feet with a curve to the right having a radius of 25.00 feet and a central angle of 89° 34' to a monument, being the point of beginning, containing 0.69 acre, more or less.

TRACT NO. 2:
A tract of land in the City of Berry Hill, Sixth Civil District of Davidson County, Tennessee, described as follows:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $185,000.00

Affiant

Subscribed and sworn to before me, this the 1st day of August 1974

Notary Public

My commission expires: 5-14-78
(Affix Seal)

NOTARY PUBLIC DAVIDSON COUNTY

BEGINNING at a point in the southerly margin of Melpark Drive, said point being the northeasterly corner of Lot No. 8 on the Plan of Melpark Subdivision, Section Three, of record in Book 3842, page 210, Register's Office for said County; thence eastwardly with the southerly margin of Melpark Drive, 150 feet to a point which is the northwesterly corner of Lot No. 31 on the Plan of Melpark Subdivision, Section One, of record in Book 3842, page 117, Register's Office for said County; thence leaving Melpark Drive, South 18° 30' East along the westerly line of said Lot No. 31, 155 feet to a point; thence westwardly along a line 155 feet southerly from and parallel to the southerly margin of Melpark Drive, 150 feet to a point which is the southeasterly corner of Lot No. 10 on the Plan of Melpark Subdivision, Section Three, of record in Book 3842, page 210, said Register's Office; thence northwardly along the easterly lines of Lots Nos. 10, 9 and 8, on the said plan of Melpark Subdivision, Section Three, 155 feet to the point of beginning.

BEING property conveyed to Reese L. Smith, Jr., Karl E. Haury, Kermit C. Stengel, Jr., Webb Follin, Jr., and William B. Allen, by deed from Ervin M. Entrekin, Trustee, of record in Book 4164, page 106, Register's Office for Davidson County, Tennessee.

This conveyance of said property is made expressly subject to the following:

1. City of Berry Hill, Metropolitan and State taxes for the year 1974, which have been prorated.
2. Lease Agreement dated June 10, 1968, by and between Karl E. Haury, et al, Lessors, and Scot Car Wash, Inc. (now Scot Oil Company), Lessee, a short form of which is of record in Book 4302, page 139, Register's Office for Davidson County, Tennessee. The Grantors represent that they have fully kept and performed all agreements and undertakings imposed upon them under said Lease to the date of this conveyance, and they hereby assign all right, title and interest in and to said Lease to the Grantee. The Grantee, in turn, by its acceptance of this deed, shall be deemed to have assumed all obligations of the Lessor in said Lease Agreement arising from and after the execution and delivery hereof.
3. Conditions of the owner's certificate and utility easements shown on the recorded plan of Melpark Subdivision, Section Three, aforesaid.

unimproved ( ) This is improved (X) property, known as 2330 Franklin Road, Nashville, Tennessee
(House Number) (Street) P. O. Address: (City or Town)

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 ~~heirs~~ *and assigns, forever.*

And Grantors *do covenant with the said* Grantee *that* they are *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except as set forth hereinabove.

And Grantors *do further covenant and bind* themselves, their *heirs and representatives, to warrant and forever defend the title to the said land to the said* Grantee, its successors ~~heirs~~ *and assigns against the lawful claims of all persons whomsoever.*

Witness our *hand* s *this* 1st *day of* August, *19* 74, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Karl E. Haury

Webb Follin, Jr.

Reese Smith, Jr.

Kermit C. Stengel, Jr.

William B. Allen

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Martha K. Gossett, *a Notary Public in and for said County and State, the within named* Karl E. Haury, Webb Follin, Jr., Reese Smith, Jr., Kermit C. Stengel, Jr. and William B. Allen

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

Witness my hand and official seal at Nashville, *Tennessee, this* 1st *day of* August, *19*74.

Martha K. Gossett, *Notary Public.*

Commission Expires 5-14-78

STATE OF.....
COUNTY OF.....

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

.....

.....

the 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....., *this*.....
day of....., *19*.....

C 565 IDENTIFICATION AUG 2 10 37 AM '74 FELIX P. MCCALLEN JR. REGISTER DAVIDSON COUNTY, TENN.

....., *Notary Public.*

Commission Expires.....

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*.....

AUG-2 CONV 90,000.00
AUG-2 CONV 95,000.00
AUG-2 S'TAX A* 481.00
AUG-2 PR'FEE A* 6.00
AUG-2 W'DEED A* 487.50

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

.....
Notary Public

Commission Expires.....