This instrument prepared by:
James L. Crowder
Attorney at Law
540 McCallie Avenue
Chattanooga, Tennessee 37402

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The Actual Consideration or Value, whichever is greater, for this transfer is $946,000.00.

J. M. Grissim
(Affiant)

Subscribed and sworn to before me, this 1st day of May, 1975.

Sandra Pritchard
(Notary Public)

My commission expires: March 31st, 1976

PROVINCE OF TENNESSEE NOTARY PUBLIC AT LARGE SEAL

BOOK 4908 PAGE 771

WARRANTY DEED

Address New Owner:
John M. Grissim, Trustee
200 Court Square Bldg.
Nashville, Tennessee

Send Tax Bills To:
General Truck Sales, Inc.
535 Murfreesboro Road
Nashville, Tennessee 37220

Map Parcel Numbers: Not assigned

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, Interstate Life and Accident Insurance Company, a Tennessee corporation, hereinafter called Grantor, has bargained and sold, and by these presents, does transfer and convey unto John M. Grissim, Trustee hereinafter called the Grantee, their heris, legal representatives, successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

TRACT NO. 1: Being described according to a survey made by Turner Engineering Co., Inc., March 13, 1963, as follows:

BEGINNING at a monument on the westerly margin of Polk Avenue at the southeast corner of the property conveyed to Southern Rentals, Inc., by deed from John W. Stevens, Jr., et al, as of record in Book 2959, page 369, Register's Office for said County; thence with the southerly line of said Southern Rentals property North 88 degrees 30' West 383 feet to a monument at the southwest corner of said Southern Rentals' property; thence South 1 degree 30' West 125 feet to an iron pin; thence South 88 degrees 30' East 383 feet to an iron pin on the westerly margin of said Avenue; thence with the same North 1 degree 30' East 125 feet to the beginning.

TRACT NO. 2: BEING parts of Lots Nos. 43, 44, 45 and 46 and part of an unnamed 50 foot street lying between said lots on the Plan of Mansfield Lots, as of record in Plan Book 1, Page 6, Chancery Court of Nashville, described according to a survey made by Turner Engineering Company, Inc., Consulting Engineers, August 20, 1959, as follows:

BEGINNING on the westerly margin of Polk Avenue, as widened, at the southeast corner of the property conveyed to Tee-Gee Realty Corporation, by deed from Frank W. Stevens, et al, of record in Book 2435, page 71, Register's Office for Davidson County; thence with said Tee-Gee Realty Corporation's

southern boundary line North 71 degrees 45' West 400 feet; thence South 1 degree 30' west 345.3 feet; thence South 88 degrees 30' East 383 feet to the westerly margin of Polk Avenue; thence with the same North 1 degree 30' East 230 feet to the beginning.

BEING the same property conveyed to Interstate Life and Accident Insurance Company by Deed from General Truck Sales, Inc., dated June 30, 1971, and recorded in Book 4516, Page, 164, Register's Office for Davidson County, Tennessee.

TRACT NO. 3: Being lots Nos. 16, 17 and 18 on the Plan of A.M. Brown's Land, of record in Book 57, page 126, Register's Office for said County. Said lots adjoin and front together 150 feet on the easterly side of Polk Avenue and run back between parallel lines 132 feet 6 inches to an alley.

TRACT NO. 4: Being part of the John W. Stevens property described according to a survey made by Turner Engineering Company, dated May 21, 1955, as follows:

Beginning at a point in the westerly right-of-way line of Polk Avenue, said point being a concrete monument 485.1 feet south of the intersection of Polk Avenue and the Murfreesboro Road; thence North 1° 30' east 485.1 feet to a point, the beginning of a curve at the intersection of Polk Avenue and the Murfreesboro Road; thence around said curve, having a radius of 20 feet, 25.6 feet to a point, on the southerly side of the Murfreesboro Road; thence along a line parallel to the southerly side of said Road, north 71° 45' west 385.1 feet to a concrete monument; thence south 1° 30' west 500 feet to a concrete monument; thence south 71° 45' east 400 feet to the point of beginning, containing 4.4 acres, more or less according to said survey.

TRACT NO. 5: Land in the 6th Civil District of Davidson County, Tennessee, described according to a survey made by Turner Engineering Company, Inc., Consulting Engineers, April 27, 1960:

BEGINNING on the southerly margin of Murfreesboro Road at the northwest corner of the property conveyed to Tee-Gee Realty Corporation, by deed from Frank W. Stevens, et al, of record in Book 2435, page 71, Register's Office for Davidson County, Tennessee, thence with said Corporation's westerly line south 1° 30' west 500 feet to a concrete monument; thence north 71° 45' west 80 feet to a concrete monument; thence north 1° 30' east 500 feet to a concrete monument on the southerly margin of said Murfreesboro Road; thence with same eastwardly 80 feet to the beginning.

BEING the same property conveyed to Interstate Life and Accident Insurance Company by Deed from Tee-Gee Realty Corporation, dated June 30, 1971, and recorded in Book 4516, Page 167, Register's Office for Davidson County, Tennessee.

Including but excluding from Tracts Nos. 4 and 5, a tract of land conveyed to Jack Pirrie, Trustee, by an instrument of record in Book 4344, page 598, Register's Office for Davidson County, Tennessee.

This is improved property known as 535 Murfreesboro Road, Nashville, Tennessee.

The property conveyed is subject to the following:

1. Easement for sanitary sewer and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant from Lester L. Turner, of record in Book 3857, Page 651, Register's Office for Davidson County, Tennessee. (This applies to Tract No. 1 of premises.)

2. Survey made by Turner Engineering Co., Inc., March 13, 1963, shows a 64 inch C.M.P. across premises and paving from adjoining lot partly on southerly line of premises. (This applies to Tract 1 of premises.)

3. Easement for sanitary sewers and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee, by grant from Southern Rentals, Inc., of record in Book 3857, Page 637, Register's Office for Davidson County, Tennessee, a plan of which is shown on page 640. (This applies to Tract 2 of premises.)

4. Easement granted Jack Pirrie, Trustee, by deed from Tee-Gee Realty Corporation of record in Book 4344, Page 598, Register's Office for said County.

5. Easement for 8-inch sewer line granted Tee-Gee Realty Corporation, by grant from Frank W. Stevens, et al, of record in Book 2604, Page 617, Register's Office for Davidson County, Tennessee.

6. Taxes for 1975 to be paid by Grantee.

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, their heirs, legal representatives, successors, and assigns, forever; and Grantor does covenant with the said Grantee that Grantor 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; and Grantor does further covenant and bind itself, successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, their heirs, legal representatives, successors, and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hand and seal this 1st day of May 1975, the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.

INTERSTATE LIFE & ACCIDENT INSURANCE COMPANY

BY: Robert L. Collins
Vice President

ATTEST:

BY: J. R. Cochran
Vice President & Secretary

STATE OF TENNESSEE

COUNTY OF HAMILTON

Before me, the undersigned, a Notary Public, within and for the State and County aforesaid, personally appeared Robert L. Collins and J. R. Cochran with whom I am personally acquainted and who upon their oaths acknowledged themselves to be the Vice President and Vice President and Secretary respectively of the Interstate Life and Accident Insurance Company, the within named bargainor, a corporation, and that they as such Vice President and Vice President and Secretary, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Robert L. Collins as such Vice President, and attesting the same by the said J. R. Cochran as such Vice President and Secretary.

Witness my hand and official seal at office at Chattanooga, Tennessee, on this the 1st day of May 1975.

Willodean Pearson
Notary Public

WILLODEAN PEARSON NOTARY PUBLIC HAMILTON CO. TENN.

Commission expires: My Commission Expires July 11, 1976

C 9 6 4 5 2

IDENTIF. REFERENCE

MAY 1 12 07 PM '75

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

MAY-1 75 CONV * .50 946,000.00
MAY-1 75 S'TAX A* 2,459.60
MAY-1 75 PR'FEE A* .50
MAY-1 75 M'DEED A* 8.00 * 2,468.10