BOOK 5110 PAGE 45

This Instrument Prepared By:
THEODORE H. PAILET, Attorney
1906 South Street
Nashville, Tennessee 37212

WARRANTY DEED

(CORPORATE FORM)

Form #WD5

MAIL

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Nashville Auto Auction, Inc (NAME)	Nashville Auto Auction, Inc (NAME)	02DA 67020
1406 Lebanon Road (STREET ADDRESS OR ROUTE NUMBER)	1406 Lebanon Road (STREET ADDRESS)	94-36
Nashville, TN 37210 (CITY) (STATE) (ZIP)	Nashville, TN 37210 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100---------- ----------($10.00)---------- *Dollars,*

JAN28F CONV 65,000.00
JAN28F S'TAX B* 169.00
JAN28F PR'FEE B* .50
JAN28F W'DEED B* 4.00 * 173.50

Evergreen Land Company *has bargained and sold, and does hereby transfer and convey unto the said*

Nashville Auto Auction, Inc.

its *(successors), ~~heirs~~ and assigns,*

certain real estate in Davidson *County, Tennessee, as follows:*

A small tract of land in the 3rd, formerly 15th, Civil District of Davidson County, Tennessee, and shown on a copy of a survey made by Wm. A. Pitts, Surveyor, dated May, 1947, and being a part of Tract "B" of the Lucille Campbell Tract, and described according to a copy of a survey thereof made by Hal R. Swann Jr., Surveyor, Dated April 12, 1952, as follows:
BEGINNING at a point in the northerly margin of Lebanon Road in the eastern boundary line of the property conveyed to Nashville Auto Auction, Inc., by deed of record in Book 3129, page 481; thence with said Nashville Auto Auction, Inc., easterly line in a northerly direction 297.25 feet to a point in the southwesterly corner of F. Ray Edenfield property; thence with Edenfield's southerly line in a southeasterly direction 96.6 feet to a point in a westerly line of Edenfield property; thence with Edenfield's westerly line in a southerly direction 260 feet to a point in the northerly margin of Lebanon Pike; thence with said margin, westwardly 100 feet to the point of beginning.
BEING part of the same property conveyed to Evergreen Land Company, by deed from Albert G. Morris and wife, Dorothy H. Morris, of record in Book 3341, page 335, and a small triangular section in the northwest corner, by deed from Edenfield Enterprises, Inc., of record in Book 3407, page 53, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 65,000.00

Subscribed and sworn to before me, this the 27th day of January 19 77.

Affiant

My commission expires: November 5, 1979 (Affix Seal)

Notary Public

unimproved ( )
This is improved (X) property, known as 1410 Lebanon Rd., Nashville, Tennessee 37210
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said

Nashville Auto Auction, Inc.

its *(successors),*

~~heirs~~ *and assigns forever. Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered.*

Grantor further covenants and binds itself, its successors and representatives, to warrant and forever defend the title to said real estate to said

Nashville Auto Auction, Inc., its

(successors), ~~heirs~~ and assigns, against the lawful claims of all persons.

Witness my *hand this* 27th *day of* January, 1977, *the corporate party, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

EVERGREEN LAND COMPANY

By: Theodore H. Pailet

Theodore H. Pailet, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, *a Notary Public of the State and County aforesaid, personally appeared* Theodore H. Pailet, *with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Evergreen Land Company, *the within named bargainor, a corporation, and that* he *as such* President *being authorized so to do, executed the foregoing instrument for the purposes 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* 27th *day of* January, 19 77.

Melva H Cline
Notary Public

Commission expires November 5, 1979

MELVA H. CLINE NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

WARRANTY DEED

FROM

EVERGREEN LAND COMPANY

TO

Nashville Auto Auction, Inc.

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CROSS REFERENCE

JAN 28 1 15 PM '77

INTER

Attorneys TITLE COMPANY
STAHLMAN BUILDING