THIS INSTRUMENT PREPARED BY JOHN C. TUNE, ATTORNEY AT LAW, BUTLER, TUNE & ENTREKIN, TWENTY-SIXTH FLOOR, FIRST AMERICAN CENTER, NASHVILLE, TENNESSEE 37238

WARRANTY DEED BOOK 5197 PAGE 173

ADDRESS NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Beaman Pontiac Company	Same	93-9-136
1525 Broadway		93-9-137
Nashville, Tennessee 37203		93-9-201
		93-9-202
		93-9-138

FOR AND IN CONSIDERATION of the sum of SIX HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 ($675,000.00) DOLLARS, cash in hand paid, receipt of which is acknowledged, we, J. D. PICKSLAY CHEEK, SR., and FRANCES S. CHEEK, OWSLEY R. CHEEK and NANCY C. CHEEK (as to Tracts 1, 2, and 3), and THIRD NATIONAL BANK, Trustee under the Last Will and Testament of Robert S. Cheek (as to Tract 4), have bargained and sold, and by these presents do transfer and convey unto the said BEAMAN PONTIAC COMPANY, its successors and assigns, certain tracts and parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. I: Being Lot No. 64 and the westerly 7 feet of Lot No. 62 on the plan of McNairy's West Nashville Lots, as of record in Book 9, pages 322 and 323, Register's Office for said County. Said Lot No. 64 and part of Lot No. 62 front together 100 feet on the southerly side of Broadway, formerly Broad Street, and run back between parallel lines, with the easterly margin of 16th Avenue, South, formerly Belmont Avenue, 169 feet to an alley.

TRACT NO. II: Being part of Lot No. 62 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137, Chancery Court at Nashville, and Book 9, pages 322 and 323, Register's Office for said County, described according to a survey made by W. B. Southgate, Surveyor, June 10, 1919, as follows:

Beginning on the southerly margin of Broadway, formerly Broad Street, at a point 100 feet east of the easterly margin of 16th Avenue, South, formerly Belmont Avenue, being the northeast corner of the property conveyed to Cumberland Motor Co. by deed of Robert S. Cheek and wife, of record in Book 1516, page 543, said Register's Office; thence with the southerly

SEP 15 CONV 675,000.00
SEP 15 S'TAX B* 1,755.00
SEP 15 PRFEE B* .50
STATE OF TENNESSEE SEP 15 W'DEED B* 8.00 * 1,763.50
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $675,000.00.

John C. Tune
Affiant

Subscribed and sworn to before me this the 15th day of September, 1977.

Karen H. Hickman
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: 9-13-80

margin of Broadway easterly 64 feet 4-1/2 inches, more or less, to the northwest corner of the property conveyed to Robert S. Cheek by deed from Fisk University, of record in Book 1011, page 539, said Register's Office; thence with the westerly line of said Cheek property southwardly 169 feet, more or less, to the northerly margin of an alley; thence with said alley westwardly 65 feet 6 inches, more or less, to a point 100 feet east of the easterly margin of 16th Ave., South, the southeast corner of said Motor Company's property; thence with the easterly line of same northwardly 169 feet, more or less, to the beginning.

TRACT NO. III: PARCEL NO. I: A certain tract or parcel of land in Davidson County, being the easterly 43 feet of Lot No. 136 and the westerly 50 feet of Lot No. 134 of the McNairy Plan of West Nashville Lots, now in the City of Nashville, Davidson County, Tennessee, fronting together 93 feet on the northerly side of McGavock St. and extending back northerly between parallel lines, and with the easterly line of Julian S. Cooley's lot, 169 feet to an alley, of record in Min. Bk. C, p. 136-137, Chancery Ct., Nashville.

PARCEL NO. II: A certain tract or parcel of land in the old 11th, now 8th Ward, in the City of Nashville, Davidson County, Tennessee, being the westerly 50 feet of Lot 136 in McNairy's Plan of West Nashville Lots, fronting 50 feet on the northerly side of McGavock St. and extending back and between parallel lines and with the easterly margin of Belmont Ave., now 16th Avenue, South, 169 feet to an alley, of record in Min. Bk. C, p. 136-137, Chancery Ct.

Being the same property conveyed to J. D. Pickslay Cheek, Sr., and Owsley R. Cheek, by unrecorded deed from Cumberland Motor Company, Inc., a Tennessee corporation, executed December 24, 1973, and being the same property conveyed to Cumberland Motor Company, Inc., by deed from American National Bank of Nashville, Guardian for Berta Bedford Reynolds and Mattie A. Altman, and W. W. Berry, Administrator of the Estate of Mattie A. Altman, deceased, dated October 23, 1947, of record in Book 1539, page 589, said Register's Office.

TRACT NO. IV: Land in Davidson County, Tennessee, being the westerly 40 feet more or less of Lot No. 60 and the easterly 35 feet more or less of Lot No. 62 on the Plan of McNairy's West Nashville Lots, as of record in Minute Book "C", pages 136 and 137, of the Chancery Court at Nashville, and Book 9, pages 322 and 323, Register's Office for said County.

Said parts of Lots Nos. 60 and 62 front together 75 feet on the southerly side of Broadway, formerly Broad Street, and run back between parallel lines 169 feet to an alley.

Being the same property conveyed to Robert S. Cheek by deed from Fisk University of record in Book 1011, page 539, R.O.D.C. The said Robert S. Cheek died testate on August 5, 1967. His Last Will and Testament was probated on August 14, 1967, Docket Number 50843, and named Third National Bank as Trustee.

This is improved property, known as 1527, 1531, and 1533 Broadway, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD the said tracts and parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Beaman Pontiac Company, its successors and assigns, forever. And we do covenant with the said Beaman Pontiac Company that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, except for 1977 taxes.

And we do further covenant and bind our heirs, representatives and assigns, to warrant and forever defend the title to the said land to the said Beaman Pontiac Company, its successors and assigns against the lawful claims of all persons whomsoever.

Frances S. Cheek and Nancy C. Cheek, spouses of the individual grantors herein, join in this Deed for the purpose of conveying any rights in said property vested in them by virtue of marriage to the respective individual grantors.

Cumberland Motor Company, Inc., a Tennessee corporation, joins in this Deed for the purpose and does hereby quitclaim, release, and convey unto the grantees herein all of its right, title, and interest in and to Tracts 1, 2, and 3 described herein.

WITNESS our hands this 15th day of September, 1977, the corporate parties having caused their names to be signed hereto by their duly authorized officers on this the 15th day of September, 1977.

Frances S. Cheek
FRANCES S. CHEEK

J. D. Pickslay Cheek Sr.
J. D. PICKSLAY CHEEK, SR.

Nancy C. Cheek
NANCY C. CHEEK

Owsley R. Cheek
OWSLEY R. CHEEK

CUMBERLAND MOTOR COMPANY, INC.

By: J. D. Pickslay Cheek
President

Owsley R. Cheek
Secretary

THIRD NATIONAL BANK

By: Donald F. Phillips
Donald F. Phillips
Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Karen W. Free, a Notary Public in and for said County and State, the within named J. D. Pickslay Cheek, Sr., et ux, Frances S. Cheek, and Owsley R. Cheek, et ux, Nancy C. Cheek, the bargainors, 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 15th day of September, 1977.

Karen W. Free
Notary Public

My Commission Expires: 9/13/80.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Elizabeth L. Nolan, a Notary Public of the State and County aforesaid, personally appeared Donald F. Phillips, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be Senior Vice President of the Third National Bank, one of the within named bargainors, a duly chartered national banking institution, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Bank by himself as Senior Vice President.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this 15th day of September, 1977.

Elizabeth L. Nolan
Notary Public

My Commission Expires: My Commission Expires OCT. 1, 1979

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Karen W. Free, a Notary Public of the State and County aforesaid, personally appeared J. D. Pickslay Cheek, Sr., and Owsley R. Cheek, with whom I am personally acquainted, and who, upon oath, acknowledged themselves to be the President and the Secretary, respectively, of Cumberland Motor Company, Inc., one of the within named bargainors, a Tennessee corporation, and that they, as such President and Secretary, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by the President and attested by the Secretary.

WITNESS my hand and official seal, at office in Nashville, Tennessee, this 15th day of September, 1977.

Karen W. Free
Notary Public

My Commission Expires: 9/13/80.

E26182

IDENTIF. REFERENCE

SEP 15 1 26 PM '77

FELIX E. DAVIDSON COUNTY, TENN.