This instrument prepared by:
Daniel R. Loftus, Attorney,
18th Floor, First American Center
Nashville, Tennessee 37238

BOOK 5290 PAGE 663

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Horace C. Pratt	Same	42-16
(NAME)	(NAME)	Par 206
1111 GREENLAND AVENUE (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	42-16
NASHOILLE, TENN 37216 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	Par 205 Is

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) Dollars, cash

and other valuable consideration, the receipt of which is hereby acknowledged

Madison Auto Parts Company, Inc., a Tennessee Corporation, has XX bargained and sold, and do hereby transfer and convey unto the said Horace C. Pratt his (successors), heirs and assigns, the following real estate in Davidson County, Tennessee, as follows.

PARCEL 1: Land in Davidson County, Tennessee, being parts of lots Nos. 3, 4, and 5 on the plan of W. C. Moncrief & Company's Commercial Subdivision at Madison, Tennessee, as of record in book 974, page 70, Register's Office for said County. Said parts of said lots adjoin and front 62-1/2 feet on the easterly side of Gallatin Road, or U.S. Highway 31-E and extend back 178 feet on the northerly line, same being the northerly line of said lot No. 5 and 178 feet on the southerly line, to a line in the rear on which it measures approximately 62 feet.
Being the same property conveyed to Madison Auto Parts Company, Inc. by deed from Albert Jackson McElrath of record in book 4249, page 578, Register's Office for said County.
PARCEL 2: Being Lot No. 6 on the Plan of W.C. Moncrief and Company's Commercial Subdivision at Madison, Tennessee, as of record in book 974, page 70, Register's Office for said County.
Said Lot No. 6 fronts 35 feet on the easterly side of the Gallatin Road, and runs back 204.3 feet on the southerly line and 200.5 feet on the northerly line to a dead line, measuring 31.6 feet thereon.
Being the same real property conveyed to C.N. Smith and wife, Lena Bell Smith, by deed from S.D. Herndon and wife, of record in book 1392, page 247, said Register's Office, the said C.N. Smith having since died and conveyed by Lena Bell Smith to Madison Auto Parts Company, Inc. by deed of record in Book 410k, Page 634, Register's Office for Davidson County.
This conveyance is made subject to easement for sanitary sewer and storm drainage granted Davidson County, Tennessee, by Lena Bell Smith across premises as set out in instrument of record in book 3342, page 270, Register's Office for said County.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 70,000.00

Subscribed and sworn to before me, this the 7th day of April 19 78

Affiant

My commission expires: My Commission Expires Oct. 13, 1981 (Affix Seal)

Notary Public

NOTARY PUBLIC

This is unimproved ( ) improved (X) property, known as (House Number) Gallatin Rd. (Street) Madison, Tennessee (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 Horace C. Pratt his (successors), heirs and assigns forever. Madison Auto Parts Company, Inc. covenants that it is lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered.

Madison Auto Parts Company, Inc. further covenants and binds its successors, heirs and representatives, to warrant and forever defend the title to said real estate to said Horace C. Pratt his (successors), heirs and assigns, against the lawful claims of all persons.

Witness its hand this 4th day of April, 19 78 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

MADISON AUTO PARTS COMPANY, INC.

BY: R S [illegible]
President

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

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

.....

.....

the within named 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.....Tennessee, this.....day of....., 19.....

.....*Notary Public*

Commission expires.....

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Ellen Burgett, *a Notary Public of the State and County aforesaid, personally appeared* R. L. Brady *with whom I am personally acquainted, and who, upon oath acknowledged himself to be* President *of the* Madison Auto Parts Inc. *the within named bargainor, a corporation, and that he as such* President *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as* President

Witness my hand and seal, at office in Nashville, Tennessee *this* 4th *day of* April, 1978.

My Commission Expires Oct. 19, 1981

Ellen Burgett *Notary Public*

Commission expires.....

ELLEN BURGETT NOTARY PUBLIC DAVIDSON COUNTY, TENN.

MAY26 78	CONV	70,000.00			
MAY26 78	S'TAX		B*	182.00	
MAY26 78	PR'FEE		B*	.50	
MAY26 78	W'DEED		B*	4.00	* 186.50

WARRANTY DEED

FROM

MADISON AUTO PARTS, INC.

TO

HORACE C. PRATT

E 67659

IDENTIF. REFERENCE

MAY 26 2 35 PM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238