This instrument prepared by:
Alfred E. Abbey, Attorney
26th Floor, L & C Tower
Nashville, Tennessee 37219

WARRANTY DEED

BOOK 5331 PAGE 565

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Clinton Realty Company (NAME:)	(Same) (NAME:)	Map 148
P. O. Box 1310 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Parcels 86 & 198
Nashville, Tennessee 37202 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of Ten and no/100 Dollars ($10.00) cash in hand paid by Clinton Realty Company, and other good and valuable considera- ~~XXXXXXXX~~ tions, the receipt of which is hereby acknowledged, the undersigned AUTO MART OF NASHVILLE, TENNESSEE, INC., a Tennessee corporation (hereinafter referred to as the "Grantor"), has

~~xxxx~~ *bargained and sold, and by these presents* ~~do~~ does *transfer and convey unto the said* CLINTON REALTY COMPANY, a Tennessee corporation, its successors - ~~xheirs~~ *and assigns,* ~~xx~~ *certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Two tracts or parcels of land which adjoin and front together on Richards Road, described as follows:

Lot No. 1 of the Auto Mart Subdivision, as shown on the plan of record in Book 5210, page 64 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the southerly right-of-way line of Richards Road, said monument being at the northeast corner of the property conveyed to Auto Mart of Nashville, Tennessee, Inc. by deed from Charles R. Shacklett et al., of record in Book 5232, page 894, said Register's Office, and also being a corner with the Elmer L. Marshall Subdivision; thence, from said point of beginning, leaving the southerly margin of Richards Road, South 04° 01' 12" East 195.79 feet to a concrete monument in the line of the property now or formerly of Morton Tyree; thence South 85° 39' 58" West 99.50 feet to a point; thence North 04° 18' 41" East 208.57 feet to a point in the southerly line of Richards Road; thence, with said southerly line, South 85° 47' 17" East 70.0 feet to the point of beginning.

Lot No. 2 of the Auto Mart Subdivision, as shown on the plan of record in Book 5210, page 64 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the southerly margin of Richards Road, being the northeast corner of Lot No. 2 herein described and being a common corner

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $136,730.00

Affiant

Subscribed and sworn to before me this the 30th day of August, 19 78

Notary Public

My commission expires: My Commission Expires Nov. 27, 1978

(Affix Seal)

ELLEN O'NEIL
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

of Lots Nos. 1 and 2 of the Auto Mart Subdivision, of record as aforesaid; thence, leaving the southerly margin of Richards Road, South 04° 18' 41" West 208.57 feet to a point in the line of the property now or formerly of Morton Tyree; thence South 85° 39' 58" West 8.93 feet to a point in the northeasterly margin of Antioch Pike; thence, with said northeasterly margin, with a curve to the right having a radius of 1,874.90 feet, a distance of 128.02 feet to a point; thence, continuing with said northeasterly margin, a distance of approximately 107 feet to the point of beginning of a curve to the right having a radius of 40.0 feet; thence with said curve to the right to a point in the southerly margin of Richards Road; thence, with said southerly margin South 85° 47' 17" East a distance of approximately 147 feet to the point of beginning.

The said Lots Nos. 1 and 2 being part of the same property conveyed to Auto Mart of Nashville, Tennessee, Inc. by deed from Charles R. Shacklett and Earl C. Shacklett of record in Book 5232, page 894, Register's Office for Davidson County, Tennessee.

SUBJECT TO the access easements, setback lines and limitations on access as set forth on the plat of record in Book 5210, page 64, said Register's Office.

This is improved ( ) unimproved property, known as 948 Richards Road, Antioch Tennessee 37013
(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 Clinton Realty Company, its successors and assigns, forever.

And the Grantor does *covenant with the said* Clinton Realty Company, its successors and assigns, *that* the Grantor is *lawfully seized and possessed of said land in fee simple;* has *a good right to convey it, and the same is unencumbered,* except as above set out and taxes for the current year which have been assumed by the Grantee herein.

And the Grantor, Auto Mart of Nashville, Tennessee, Inc., does *further covenant and bind* itself and its successors and *representatives, to warrant and forever defend the title to the said land to the said* Clinton Realty Company, its successors and *assigns against the lawful claims of all persons whomsoever. Witness* my *hand this* 30th *day of* August, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

AUTO MART OF NASHVILLE, TENNESSEE, INC.

By: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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....., Tennessee, this..... day of....., 19.....

....., Notary Public.

Commission Expires.....

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.....

....., Notary Public.

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Ellen Owens *, a Notary Public of the State and County aforesaid, personally appeared* George W. Jungmichel *, with whom I am personally acquainted, and who, upon oath, acknowledged* him *self to be* President *of the* Auto Mart of Nashville, Tennessee, 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* him *self as* President

Witness my hand and seal, at office in Nashville, Tennessee

this 30th *day of* August *, 19* 78 *.*

Ellen Owens
Notary Public

ELLEN OWENS NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Commission Expires My Commission Expires Nov.. 27, 1978

WARRANTY DEED

FROM

Auto Mart of Nashville, Tennessee, Inc.

TO

Clinton Realty Company

E 8 5 8 4 4

IDENTIF. REFERENCE

AUG 30 9 12 AM '78

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

AUG 30 78	CONV	90,000.00	} 136,730.00		
AUG 30 78	CONV	46,730.00			
AUG 30 78	S'TAX		B*	355.42	
AUG 30 78	PR'FEE		B*	.50	
AUG 30 78	W'DEED		B*	8.00	* 363.92

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Deadrick Street
Phone 255-4631
NASHVILLE, TENNESSEE 37208