This instrument prepared by
James R. Cheshire, III, Attorney
21st Floor, One Commerce Place
Nashville, Tennessee 37239

WARRANTY DEED

BOOK 5379 PAGE 385

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Universal Tire, Inc. (NAME)	Same (NAME)	Map No. 93-9
1201 Demonbreun Street (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	Par. No. 270
Nashville, Tennessee 37203 (CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) *Dollars,*
cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, CLYDE LEWIS HALL, HUGH EDWARD HALL, JR., MARCELLA HAMILTON POLLARD, JAMES A. HAMILTON, JR., FRANCES HAMILTON LANSDEN and PEMBROKE J. HART, TRUSTEE for ALICE HALL HART and MARTHA JANE LINDSEY,

DEC 28 78	CONV	67,000.00			
DEC 28 78	S'TAX		B*	161.20	
DEC 28 78	PR'FEE		B*	.50	
DEC 28 78	W'DEED		B*	6.00	* 167.70

have this day bargained and sold, and do hereby transfer and convey unto the said UNIVERSAL TIRE, INC. its (successors), ~~heirs~~ *and assigns, certain real estate in Davidson County, Tennessee, as follows:*

Being the westerly 1/2 of Lot No. 174 on the Map of McNairy, Kirkman & Porter's Addition to Nashville, of record in Book 9, Page 322, Register's Office for said County.

Said part of said Lot No. 174 fronts 50 feet on the south side of Demonbreun Street and runs back between parallel lines 175 feet to an alley.

Included in the foregoing description but expressly excluded from this conveyance is the following property which was heretofore conveyed to the State of Tennessee by deed of Record in Book 4318, page 544, said Register's Office:
The northerly part of the westerly one-half of Lot No. 174 on the Plan of McNairy, Kirkman and Porter's Addition to Nashville, of record in Book 9, page 322, Register's Office of Davidson County, Tennessee.
Said northerly part of said Lot begins at a point on the present southerly margin of Demonbreun Street at the common corner of Lots 174 and 176, said Plan; THENCE with the said common line between said two lots S. 27°-17'-40" E. 3.16' to a point; THENCE eastwardly and with a curve having a radius of 1,386.39 feet, 50.07 feet to a point in the common line dividing the westerly and easterly halves of said lot no. 174; THENCE along said line N. 27°-17'-40" W. 0.69' to a point in the present southerly margin of Demonbreun Street; THENCE with the said southerly margin of said street, S. 62°-36'-27" W. 50.0' to the point of beginning, containing 93 square feet, more or less. Said deed at Book 4318, page 544, further conveys the right of ingress and egress over and across the westerly line of the remaining part of the said westerly one-half of said Lot No. 174.

Being a part of the same property conveyed to A. L. Hall, deceased, by deed from Southern Library Bindery Company of record in Book 2022, page 548, Register's Office of Davidson County, Tennessee, and devised by will of Louise Hall, being one and the same person as A. L. Hall, one-third to Frank Hall Hamilton, or heirs, one-third to Martha Jane Lindsey and Alice Hall Hart, and one-third to Clyde Lewis Hall and Hugh Edward Hall, Jr., said will being of record in Will Book 124, page 122, County Court Clerk's Office of Davidson County, Tennessee. Frank Hall Hamilton predeceased Louise Hall, having died on January 20, 1978, leaving three children surviving as her sole heirs, to wit: Frances Hamilton Lansden, Marcella Hamilton Pollard and James A. Hamilton, Jr. By Trust Agreements of record in Book 5373, pages 787 and 799, said Register's Office, Pembroke J. Hart was appointed trustee for Alice Hall Hart and Martha Jane Lindsey, respectively, with full power to sell and convey without the joinder of any beneficiary.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $62,000.00

Subscribed and sworn to before me, this the 28th day of December, 1978

James R. Cheek, III
Affiant

My commission expires: 8-20-79
(Affix Seal)

Adine Hurst
Notary Public

This is unimproved (improved) property, known as 1211 Demonbreun Street, Nashville, Tennessee 37203
(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

Universal Tire, Inc., its

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(successors),

heirs and assigns forever. We *covenant that* we are *lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered,* except for 1978 taxes which are assumed by grantee, rights of tenants in possession, and easements and set back lines of record.

We *further covenant and bind* ourselves, our *heirs and representatives, to warrant and forever defend the title to said real estate to said* Universal Tire, Inc., its

(successors), heirs and assigns, against the lawful claims of all persons. the said Pembroke J. Hart, Trustee, however; so covenanting and binding himself, and his successors in trust, in their capacity as such Trustee, but not otherwise.

Witness our *hand* s *this* 4th *day of* December, 1978, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Pembroke J. Hart, Trustee
Pembroke J. Hart, Trustee

Marcella Hamilton Pollard
Marcella Hamilton Pollard

Clyde Lewis Hall
Clyde Lewis Hall

James A. Hamilton, Jr.
James A. Hamilton, Jr.

Hugh Edward Hall
Hugh Edward Hall, Jr.

Frances Hamilton Lansden
Frances Hamilton Lansden

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STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Helen L. Sykes, *a Notary Public in and for said County and State,* James A. Hamilton, Jr., and Frances Hamilton Lansden

the within named 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 the 22nd *day of* December, 19 78.

Helen L. Sykes *Notary Public*

My Commission Expires JULY 28, 1981

Commission expires

STATE OF TENNESSEE
COUNTY OF ANDERSON

Personally appeared before me, Ann B. Mayhew, a Notary Public in and for said County and State, Marcella Hamilton Pollard, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Oak Ridge, Tennessee, this 7th day of December, 1978.

Ann B. Mayhew
Notary Public

My commission expires: 3-29-81

* * *

STATE OF TEXAS
COUNTY OF GRAYSON

Personally appeared before me, Wilhelm Wheeler, a Notary Public in and for said County and State, Clyde Lewis Hall, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Sherman, Texas, this 12th day of December, 1978.

Wilhelm Wheeler
Notary Public

My commission expires: 7-31-80

* * *

STATE OF TEXAS
COUNTY OF WALKER

Personally appeared before me, Dixie Gray, a Notary Public in and for said County and State, Hugh Edward Hall, Jr., the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Huntsville, Texas, this 14th day of December, 1978.

Dixie Gray
Notary Public

My commission expires: 8-30-80

* * *

CITY OF WASHINGTON
DISTRICT OF COLUMBIA

Personally appeared before me, Sharon J. Hanger, a Notary Public in and for said City and District, Pembroke J. Hart, Trustee, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Washington, D. C., this 19th day of December, 1978.

Sharon J. Hanger
Notary Public

My commission expires: 4-30-82

WARRANTY DEED

FROM
CLYDE LEWIS HALL, ET AL.
TO
UNIVERSAL TIRE, INC.

F 07090

IDENTIFICATION

DEC 28 12 45 PM '78

FELIX Z. ... REGISTER
DAVIDSON COUNTY, TENN.

Compliments of

Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE