BOOK 5738 PAGE 995

WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY

DEARBORN & EWING, ATTORNEYS, NASHVILLE, TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Joslin, Jr.	SAME	Map 94
(NAME)	(NAME)	
1410 LEBANON Rd.		Parcel 35
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
NASH. (CITY) TN. (STATE) 37210 (ZIP)		

(CITY) (STATE) (P. O. ZIP)

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Nashville Auto Auction, Inc., a Tennessee corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert J. Joslin, Jr., an unmarried person

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO-WIT:

Being Parcel 35 as shown on the plan of Nashville Auto Auction, Two Lot Resubdivision, of record in Book 5190, page 512, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Starting at the intersection of the westerly right of way margin of Spence Lane and the northerly right of way margin of Lebanon Pike thence proceeding in a westerly direction along said right of way margin of Lebanon Pike a distance of approximately 1400 feet to the point of beginning, thence continuing along said right of way margin S77°36'W a distance of 250 feet to a point, thence N12° 24'W a distance of 268.3 feet to a point, thence N77°36'E a distance of 50.0 feet to a point, thence N12°24'W a distance of 336.71 feet to a point, thence N79°42'E a distance of 350.80 feet to a point, thence S1°52'W a distance of 611.0 feet to the point of beginning and containing 4.01 acres more or less.

Being part of the same property conveyed to Nashville Auto Auction, Inc. by deed from Felix F. Walker and wife, Betty Jo Walker, of record in Book 3129, page 481, Register's Office for said County.

The above property is conveyed subject to 1981 Metropolitan Government taxes.

As part of the consideration for the conveyance of the above described property, Grantee agrees that the property hereby conveyed shall not be used by Grantee, his heirs or assigns, as a wholesale auto auction business. This restrictive covenant shall be deemed to be a covenant running with the land and shall be binding upon all heirs, successors and assigns of Grantee. This restrictive covenant shall expire and become null and void fifteen years (15) from the date of this instrument. (April 20, 1996)

unimproved ( )
This is improved ( ) property, known as (House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES 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, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness its hand this 20th day of April, 1981

NASHVILLE AUTO AUCTION, INC.

BY: Thomas W. Beasley, President

Form 3

STATE OF [illegible])

COUNTY OF Davidson)

BOOK 5738 PAGE 996

Personally appeared before me, Dorothy Etter, a Notary Public in and for said County and State, the within named Thomas W. Beasley, 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 Nashville, this 27 day of April, 19 81

Commission Expires: 4-18-82

Dorothy Etter
Notary Public

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Thomas W. Beasley, with whom I am personally acquainted and who upon (his oath, ~~deposeth~~) acknowledged (himself, ~~herself~~) to be the President of the Nashville Auto Auction, Inc. the within named bargainor, a corporation, and that (he, ~~she~~) 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 the said Thomas W. Beasley as such President, and attesting the same by the said ~~herself~~.

WITNESS my hand and official seal at office at Nashville, Tennessee on this 27 day of April, 19 81

My Commission Expires: 4-18-82

Dorothy Etter
Notary Public

WARRANTY DEED

FROM

TO

339605

IDENTIF. REFERENCE

APR 29 2 52 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

RETURN TO: Dearborn & Ewing
ATTORNEYS
NASHVILLE, TENN.

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this conveyance is $ 245,000.00

BY: Stephen C Bah

Subscribed and sworn to before me this 27th day of April, 1981

My Commission Expires: 7-21-84

Thomas J. Faulconer
Notary Public

THOMAS J. FAULCONER NOTARY PUBLIC DAVIDSON CO.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5738 PAGE 997

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			245000.00- CO	
			637.00 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 643.50-	
			2936A04/29/81 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

G 3 9 6 0 5

T
IDENTIF. REFERENCE

APR 29 2 52 PM '81

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 819331

Void
Book
5738
Page
998

999

Void
Book
5738
Page
998

999