OFFICIAL RECEIPT

WARRANTY DEED BOOK 5936 PAGE 8

Address New Owners:	Send Tax Bills to:	Map-Parcel Nos.
Wallace W. Gannon and wife Shirley S. Gannon 8107 Patrice Drive Brentwood, TN 37027	G & B Auto Parts, Inc. 3750 Nolensville Road Nashville, TN 37211	133-23

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $28,000.00

Affiant

Subscribed and sworn to before me this 2 day of Sept, 1982.

Notary Public

My Commission Expires: 9/24/1984

This Instrument Prepared By:
GORDON, BOTTORFF, WATERS & LITTLE
Attorneys at Law
Maryland Manor
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

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FOR AND IN CONSIDERATION of the sum of TWENTY EIGHT THOUSAND DOLLARS ($28,000.00) cash, assumption by the Grantees herein of the obligation of paying the present balance owing on the indebtedness to T V B Mortgage Corporation in the approximate amount of EIGHTY ONE THOUSAND FOUR HUNDRED THIRY EIGHT and 50/100 DOLLARS ($81,438.50), which obligation is the payment of the present balance owing on the promissory note dated November 26, 1974, in the original face amount of Ninety Thousand Dollars ($90,000.00), payable to the Kimbrough-Kavanaugh & Associates, Inc., which note has been transferred to T V B Mortgage Corporation, and the satisfaction of the terms and conditions of a Deed of Trust of even date with said note of record in Book 4871, page 328, Register's Office Davidson County, Tennessee, the said Note and Deed of Trust being evidence of and security for the said indebtedness, and other good and valuable consideration, all of which the receipt and sufficiency of is hereby acknowledged, the GRANTORS, P. BAXTER OVERTON, III, and wife, SUSAN H. OVERTON, have bargained and sold all of their right, title, and interest, jointly and severally, as tenants by the entirety, as tenants in common, and otherwise, and do hereby vest, transfer, and convey in and to WALLACE W. GANNON and wife, SHIRLEY S. GANNON, their heirs, successors, and assigns, certain real property located in Davidson County, Tennessee, more fully described as follows:

> BEING a parcel of land located in the 32nd Councilmanic District, Davidson County, Tennessee, and more particularly described as follows:
>
> BEGINNING at a point, this point being an iron pin driven at the side of a corner fence post in the northern boundary of Nolensville Road, this point being 50 feet east of the L & N Railroad property corner; thence, N

OFFICIAL RECEIPT

85°08'06" E 235.73 feet along a fence line, to an iron pin in the fence; thence, parallel to Nolensville Road S 41°09'25" E 16.47 feet to an iron pin; thence, toward Nolensville Road S 48°50'35" W 190.00 feet to an irion pin in the fence line which borders Nolensville Road; thence, along the northern border of Nolensville Road N 41°09'25" W 156.00 feet to an iron pin, this being the point of beginning and containing 16,384 square feet or 0.376 acres, more or less.

BEING the same property conveyed unto P. Baxter Overton, III and wife, Susan H. Overton and Wallace W. Gannon and wife, Shirley S. Gannon, by warranty deed from Windlands Center, a partnership composed of L. H. Hardaway, Sr., and L. H. Hardaway, Jr., said deed being of record in Book 4812, page 587, Register's Office Davidson County, Tennessee.

This is improved property known as 3750 Nolensville Road, Nashville, TN 37211.

TO HAVE AND TO HOLD said real estate with the appurtenances, estate, title and interest belonging to the said Wallace W. Gannon and wife, Shirley S. Gannon, their 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 1982 real property taxes, which taxes are assumed by the Grantees, and except said property is subject to a restrictive covenant which runs with the land, said restrictive covenant being that the Grantees hereby covenant and agree to maintain these premises and any improvements located thereon in good condition and particularly Grantees will maintain premises in a clean manner and in harmony with all property and improvements surrounding the premises. If the Grantees shall fail to properly maintain the premises, the Grantor or its successors or assigns, shall give notice in writing to the Grantees of the deficiency. If Grantees fail to cure the deficiency within thirty (30) days of the giving of the notice, the Grantor shall have the right, but not the obligation, to go upon the premises and clean them up, and thereafter shall have a lien upon the premises for the expenses for such clean-up provided said lien is recorded in the Register's Office for Davidson County, Tennessee, within six (6) months from the date the work is performed.

We further covenant and bind ourselves, our heirs and representatives, to wrrant and forever defend the title to said real estate to said Wallace W. Gannon, and wife, Shirley S. Gannon, their successors, heirs, and assigns, against the lawful claims of all persons.

WITNESS OUR HANDS this 2 day of Sept, 1982.

P. Baxter Overton III
P. Baxter Overton, III

Susan H. Overton
Susan H. Overton

STATE OF TENNESSEE

COUNTY OF Davidson

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, P. BAXTER OVERTON, III and wife, SUSAN H. OVERTON, 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 2 day of Sept, 1982.

Notary Public

My Commission Expires: 9/24/84

RUSH

H 0 7 9 9 5

IDENTIF. REFERENCE

Sep 10 3 50 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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
			28000.00- CO	
			72.80 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK	82.30-
8207A09/10/82			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 0 7 9 9 5

IDENTIF. T. REFERENCE

SEP 10 3 50 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 924403