OFFICIAL RECEIPT

This instrument prepared by:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

LIMITED

WARRANTY DEED

BOOK 5981 PAGE 409

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Western Auto Supply Company	SAME	133-3.5
(NAME) 2701 Grand Avenue	(NAME)	3.2
(STREET ADDRESS OR ROUTE NUMBER) Kansas City, Mo. 64108	(STREET ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100----------
----------($10.00)---------- Dollars,

cash in hand paid by Western Auto Supply Company, a Missouri corporation, and other good and valuable considerations accepted as cash, the receipt of all of which is hereby acknowledged.

THE PENN MUTUAL LIFE INSURANCE COMPANY, a Pennsylvania Corporation

have this day bargained and sold, and do hereby transfer and convey unto the said

WESTERN AUTO SUPPLY COMPANY, a Missouri Corporation

the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 6th Civil District of Davidson County, Tennessee, near "Radner Yards", and described according to a copy of a survey made by Barge-Waggener, Inc. June 14, 1955, and revised June 17, 1955.

The beginning point is described as follows: Beginning at a point in the North right-of-way line of the N. C. & St. L. Railroad property at a rail monument in the line of the L. & N. Railroad Company's property; thence along said L. & N. Railroad Company's line north 2 deg. 30 min. east 300 feet to a point; thence north 87 deg. 30 min. west 50 feet to an iron pin, this being the point of Beginning; thence north 87 deg. 30 min. west 440.65 feet to an iron pin in the east margin of a 50-foot private roadway known as Manson Road; thence along the margin of said Road, north 1 deg. 51 min. east 800.12 feet to an iron pin, said iron pin being 338 feet more or less southeast at an angle of 82 deg. 35 min. from the inbound southbound main tract of the L. & N. Railroad, and being 2024.5 feet south of Mile Post No. 190 of said Southbound Railroad; thence leaving said private road, south 87 deg. 30 min. east 449.91 feet to an iron pin, which is 50 feet west of said L. & N. Railroad Company's line; thence south 2 deg.. 30 min. west 800 feet to the point of beginning, containing 8.18 acres more or less.

Included in the above description but excluded therefrom is the following described property:

Being land in the Sixth Civil District of Davidson County, Tennessee, and being the northerly part of the same land conveyed to the Penn Mutual LIfe Insurance Company from Georgia Mississippi Corporation by deed recorded in Book 2543, page 44, Register's Office, Davidson County, Tennessee, and more particularly described as follows: Beginning at an iron stake set in the easterly right-of-way of Trousdale Drive (25 feet easterly from a railroad spike in the center line of Trousdale Drive) and being the northwesterly corner of the land conveyed to The Penn Mutual LIfe Insurance Company by the above referred to deed; thence with the north line of The Penn Mutual Life Insurance Company land south 87 deg. 30 min. East 450.20 feet to an iron stake in the westerly right-of-way of a spur railroad tract of the Louisville & Nashville Railroad; thence with the westerly right of way of said spur tract South 2 deg. 30 min. West 151.80 feet to a point opposite the north east corner of the existing Western Auto Supply Company warehouse; thence with the line of the northerly exterior wall of said warehouse extended, North 87 deg. 31 min. West 448.38 feet to an iron stake in the easterly right-of-way of Trousdale Drive; thence with the easterly right-of-way of Trousdale Drive, North 1 deg. 49 min. East 151.94 feet to the beginning, containing 68234 square feet or 1.566 acres according to survey No. 63 267 dated May 18, 1963 by Wm. Collier Parrish Associates, Civil Engineers, Nashville, Tennessee."

Being part of the real property conveyed to The Penn Mutual Life Insurance Company, by deed from Georgia-Mississippi Corporation, dated June 12, 1956, filed June 19, 1956, and recorded in Book 2543, page 44, said Register's Office.

The covenants and warranties contained herein are limited to the time in which the grantor has owned the property described herein and to affirmative acts commited by the grantor.

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UNDER AND SUBJECT TO:

Conditions, easements, reservations and restrictions of record.

Lease dated June 8, 1955, as amended October 4, 1957; March 20, 1974; and February 2, 1977 to Western Auto Supply Company.

Easement for sanitary sewer and/or storm drainage granted Metropolitan Government of Nashville and Davidson County, Tennessee by The Penn Mutual Life Insurance Company, across premises as set out in instrument of record in Book 4846, Page 396, Register's Office for Davidson County, Tennessee.

H 2 2 7 1 6

T. IDENTIF. REFERENCE

DEC 22 12 57 PM '82

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

RUSH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 130,000.00

Subscribed and sworn to before me, this the 20th day of December 19 82

THE PENN MUTUAL LIFE INSURANCE CO.

Affiant

Notary Public

My commission expires: (Affix Seal)

Notary Public Philadelphia County, Pennsylvania

unimproved ( )
This is improved (X) property, known as 3650 Trousdale Drive Nashville, Tn. 37204
(House Number) (Street) P.O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees their (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.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons. claiming by, through or under grantor, but not further or otherwise.

Whenever 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 our hands this 20th *day of* December *19* 82 *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

THE PENN MUTUAL LIFE INSURANCE COMPANY,
a Pennsylvania Corporation

By: Thomas H. Swaim, Jr.
Thomas H. Swaim, Jr.
Assistant Vice President

Attest:
Jay L. Tum Suden
Assistant Secretary

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 5981 PAGE 411

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~~ PENNSYLVANIA
COUNTY OF ~~DAVIDSON~~ PHILADELPHIA

Before me, MARK A. WILLIAMS, a Notary Public of the State and County aforesaid, personally appeared Thomas H. Swaim, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged him self to be Assistant Vice President of the PENN MUTUAL LIFE INSURANCE COMPANY, the within named bargainor, a corporation, and that he as such Thomas H. Swaim, Jr., 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 Assistant Vice President.

Witness my hand and seal, at office in PHILADELPHIA, PA, this 20TH day of December, 19 82.

Mark A. Williams
Notary Public
Philadelphia, Philadelphia County
Pennsylvania
My Commission Expires November 17, 1986

Mark A Williams
Notary Public

Commission Expires.....

12/22 247.00 TRUCK

699

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

RECEIVED OF _____

FOR _____ BOOK 5981 PAGE 412

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

130000.00- CO
336.00 CO TX
.50 PRFEE
9.00 WDEED
CHECK 347.50-
6999A12/22/82 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 227.16

IDENTIF. REFERENCE

DEC 22 12 57 PM '82

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 917218