This Form furnished by Attorneys Title Company, Inc.

Form No. WD-3

FROM

ANAHID M. BIRDWELL and LEWIS FRAZER, Co-Executors of the Will of Arshag Sarkis Muradian, Deceased

TO

GUY WALLACE MOTOR CO., INC.

For draftsman's use

THIS INSTRUMENT PREPARED BY:
R. MARSHALL, ATTORNEY
13th Floor
Nashville City Bank Building
Nashville, Tennessee 37201

BOOK 6027 PAGE 203

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Guy Wallace Motor Co., Inc. (NAME)	Same (NAME)	130-15-92
2845 Murfreesboro Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville, Tenn. 37217 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

(FOR REGISTER'S USE)

H 38332

IDENTIF. REFERENCE

MAR 25 3 35 PM '80

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TENN.

RUSH

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS

$ 87,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF March, 1980.

Rebecca L. Rhodes
Notary Public

MY COMMISSION EXPIRES: July 2, 1986

(AFFIX SEAL)

For and in Consideration of the sum of EIGHTY-SEVEN THOUSAND EIGHT HUNDRED ..($87,800.00) - DOLLARS cash in hand paid by Guy Wallace Motor Co., Inc., to Anahid M. Birdwell and Lewis Frazer, Co-Executors of the Will and of the Estate of Arshag Sarkis Muradian, the receipt of which is hereby acknowledged, We, Anahid M. Birdwell and Lewis Frazer, Co-Executors of the Will and Estate of Arshag Sarkis Muradian,

.....have bargained and sold, and by these presents do transfer and convey unto the said Guy Wallace Motor Co., Inc., a Tennessee Corporation its successors XXX heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 4 of block "C" on the plan of Tyne Meade, Section No. 3, as of record in Book 1424, Page 12, 13, and 14, Register's Office for said County.

Said Lot No. 4 fronts 200 feet on the northerly side of Tyne Boulevard and runs back between parallel lines 215 feet to a dead line.

Form No. WD3a

Being the same property conveyed to Arshag S. Muradian and wife Meta Mathilda Muradian by deed from L. B. Jones and wife Robbye R. Jones of record in Book 1676, Page 177, said Register's Office. The said parties having since died. The said Meta Mathilda Muradian having since predeceased the said Arshag S. Muradian. Being the same property devised to Anahid Birdwell, Elizabeth M. Birdwell and Allen Birdwell as devises under the Will of Arshag Sarkis Muradian, deceased, as of record in Will Book 135, Page 441, Probate Court Clerk's Office for Davidson County, Tennessee.

This property was sold by orders of the Probate Court for Davidson County, Tennessee, which have been recorded in the Register's Office for Davidson County, Tennessee, and being of record in Book 6014, Page 57, and 6014, Page 59, said Register's Office, and which orders the application of the proceeds of sale. By order of the Probate Court entered on March 11, 1983, and of record in Minute Book 282, Page 768, of said Court, a certified copy of which appears of record in Book 6022, Page 634, said Register's Office, the said Court directed and authorized the Co-Executors of said Will to execute and deliver to Guy Wallace Motor Co., Inc., a general Warranty Deed conveying said property to it, and to receive the said purchase money and to thereafter make distribution of said money in accordance with the order of February 7, 1983, which appears of record in Minute Book 282, Page 196, of said Probate Court, a certified copy of which is of record in Book 6014, Page 59, said Register's Office.

This is (unimproved ( ) / improved (X)) property, known as 2800 Tyne Boulevard, Nashville, Tennessee 37215
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Guy Wallace Motor Co., its successors ~~heirs~~ and assigns, forever.

And we do covenant with the said Guy Wallace Motor Co., Inc. 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, except as provided by said Orders and as provided by said orders and by the Plan of record in Book 1424, Pages 12, 13, & 14, said Register's Office, showing a minimum building set back line from Tyne Boulevard, and a 10 foot easement for public utility purposes along the rear line of said lot; and easement for sanitary sewers and, or storm drainage to Metro Government of Nashville, Davidson County,*

And We, Anahid M. Birdwell and Lewis Frazer, Co-Executors of the Will of Arshag Sarkis Muradian, Deceased, do further covenant and bind ourselves, our successors ~~heirs~~ and representatives, to warrant and forever defend the title to the said land to the said Guy Wallace Motor Co., Inc., its successors ~~heirs~~ and assigns against the lawful claims of all persons whomsoever.

Witness our hand s this 16th day of March, 19 83, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Anahid M. Birdwell
ANAHID M. BIRDWELL, Co-Executor of the Will and Estate of Arshag Sarkis Muradian, Deceased

Lewis Frazer Co-Executor
LEWIS FRAZER, Co-Executor of the Will and Estate of Arshag Sarkis Muradian, Deceased

*Tennessee, of record in Book 4260, Page 408, said Register's Office; and by applicable zoning regulations and by 1983 taxes which have been pro-rated and as pro-rated assumed by the Grantee.

Form No. WD3b

BOOK 6027 PAGE 205

STATE OF TENNESSEE
Davidson County.

Personally appeared before me, Rebecca L. Rhodes, a Notary Public in and for said County and State, the within named LEWIS FRAZER, Co-Executor of the Will and Estate of Arshag Sarkis Muradian, Deceased,

the 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 Nashville, Tennessee, this 24 day of March, 1983

Rebecca L. Rhodes, Notary Public

Commission Expires July 27, 1986

STATE OF MISSOURI
County of ST. LOUIS

Personally appeared before me, Anahid M. Birdwell, a Notary Public in and for said County and State, the within named ANAHID M. BIRDWELL, Co-Executor of the Will and Estate of Arshag Sarkis Muradian, Deceased,

the 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 St Louis Missouri this 24 day of March, 1983.

Louis L. Finn, Notary Public

Commission Expires 5-8-86

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., a Notary Public of the State and County aforesaid, personally appeared ....., with whom I am personally acquainted, and who, upon oath, acknowledged ..... self to be ..... of the ....., the within named bargainor, a corporation, and that ..... he as such ....., being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by ..... self as .....

Witness my hand and seal, at office in .....,

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

....., Notary Public.

Commission expires .....

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6027 PAGE 206

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

87800.00- CO
228.28 CO TX
.50 PRFEE
9.00 WDEED
CHECK 237.78-
5931 A03/25/83 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 3 8 3 3 2

IDENTIF. REFERENCE

MAR 25 3 35 PM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 937804