This Instrument Was Prepared By:
Claiborne K. McLemore III
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

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Address of New Owner(s):
Herbert M. Shayne, Trustee
P.O. Box 1310
Nashville, Tennessee 37202

Send Tax Bills to:
Same

Map: 148
Parcels: 86 and 198
Field Book Nos.:
2DU 14250
2DU 15018

WARRANTY DEED

WHEREAS, the shareholders of CLINTON REALTY COMPANY, a Tennessee corporation, have adopted a Plan of Reorganization, involving the transfer of all the assets of CLINTON REALTY COMPANY; and

WHEREAS, the above referenced Plan of Reorganization calls for the transfer of the below described property to the shareholders of the CLINTON REALTY COMPANY; and

WHEREAS, the shareholders have designated Herbert M. Shayne, Trustee, to receive and take title to the below described property for and on their behalf;

NOW, THEREFORE, pursuant to the above referenced Plan of Reorganization and for no monetary consideration, CLINTON REALTY COMPANY, a Tennessee corporation (the Grantor), has this day bargained and sold and does hereby transfer and convey to HERBERT M. SHAYNE, TRUSTEE, with full power and authority to reconvey without the necessity of the joinder of any beneficiary or other person (the Grantee), his assigns and successors, two certain tracts of land situated in Davidson County, Tennessee, to wit:

Two tracts or parcels of land which adjoin and front together on Richards Road, described as follows:

Lot No. 1:
Lot No. 1 of the Auto Mart Subdivision, as shown on the plan of record in Book 5210, page 64 in the Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a concrete monument in the southerly right-of-way line of Richards Road, said monument being at the northeast corner of the property conveyed to Auto Mart of Nashville, Tennessee, Inc. by deed from Charles R. Shacklett et al., of record in Book 5232, page 894, said Register's Office, and also being a corner with the Elmer L. Marshall Subdivision; thence, from said point of beginning, leaving the southerly margin of Richards Road, South 04° 01' 12" East 195.79 feet to a concrete monument in the line of the property now or formerly of Morton Tyree; thence South 85° 39' 58" West 99.50 feet to a point; thence North 04° 18' 41" East 208.57 feet to a point in the southerly line of Richards Road; thence, with said southerly line, South 85° 47' 17" East 70.0 feet to the point of beginning.

Lot No. 2:
Lot No. 2 of the Auto Mart Subdivision, as shown on the plan of record as aforesaid, and being more particularly described as follows:

Beginning at a point in the southerly margin of Richards Road, being the northeast corner of Lot No. 2 herein described and being a common corner of Lots Nos. 1 and 2 of the Auto Mart Subdivision, of record as aforesaid; thence, leaving the southerly margin of Richards Road, South 04° 18' 41" West 208.57 feet to a point in the line of the property now or formerly of Morton Tyree; thence South 85° 39' 58" West 8.93 feet to a point in the northeasterly margin of Antioch Pike; thence, with said northeasterly margin, with a curve to the right having a radius of 1,874.90 feet, a distance of 128.02 feet to a point; thence, continuing with said northeasterly margin, a distance of

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approximately 107 feet to the point of beginning of a curve to the right having a radius of 40.0 feet; thence with said curve to the right to a point in the southerly margin of Richards Road; thence, with said southerly margin South 85° 47' 17" East a distance of approximately 147 feet to the point of beginning.

The said Lots Nos. 1 and 2 being all the property conveyed to the Grantor by deed from Auto Mart of Nashville, Tennessee, Inc., a Tennessee corporation, of record in Book 5331, page 565, said Register's Office.

Current property taxes to be assumed by Grantee.

The above described property is conveyed expressly subject to the following:

1. The access easements, setback lines, and limitations on access as set forth on the plat of record in Book 5210, page 64, said Register's Office.

2. With respect to the above described Lot No. 2, a lease agreement between the Grantor and Auto Mart of Nashville, Tennessee, Inc. of record in Book 5341, page 964, said Register's office and an Assignment thereof, of record in Book 5941, page 923, said Register's Office.

Lot No. 1 is unimproved property located generally at 946 Richards Road, Nashville, Tennessee.

Lot No. 2 is improved property located generally at 948 Richards Road, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee and his assigns and successors, forever.

AND Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it and that the same is unencumbered, except as herein set out. The Grantor further covenants and binds itself, its assigns and successors to warrant and forever defend the title to said real estate to said Grantee, his assigns and successors, against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantor, by its duly authorized officer, has executed this instrument on this 26 day of May, 1983.

CLINTON REALTY COMPANY

By: Bernard Werthan, Jr.
Bernard Werthan, Jr.
President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Bernard Werthan, Jr., with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of Clinton Realty Company, the within named bargainor, a corporation, and that he, as such President, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal at Nashville, Tennessee, this 26th day of May, 1983.

Jean Patterson
Notary Public

My commission expires: 10-20-85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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The actual consideration or value, whichever is greater, for this transfer is $165,000.00.

Affiant

Subscribed and sworn to before me,
this 31st day of May, 1983.

Notary Public

My Commission Expires: 10-20-85

RUSH

IDENTIFY REFERENCE

JUN 2 8 53 AM '83

FELIX Z. WILSCHLI, REGISTER
DAVIDSON COUNTY, TN

H 5. | 3 6. 5.

OFFICIAL RECEIPT

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

RECEIVED OF_____

FOR_____

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CO -CONVEYANCE
MO -MORTGAGE
WD -WARRANTY DEED
TD -TRUST DEED

CC -CERTIFIED COPY
REL -RELEASE
UCC -UNIFORM COMMERCIAL CODE

MISC -MISCELLANEOUS
CO TX -STATE TAX CONVEY
MO TX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			165000.00- CO	
			429.00 CO TX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 439.50-	
			1796A06/02/83 BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 1 3 6 5.

IDENTIF. REFERENCE

JUN 2 8 03 AM '83

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 953152