This Instrument Was Prepared By:
George E. Mudter, Jr., Esq.
Trabue, Sturdivant & DeWitt
26th Floor, Life & Casualty Tower
Nashville, Tennessee 37219

BOOK 6335 PAGE 370

Address of New Owner(s):	Send Tax Bills to:	Map Parcel Nos.:	Field Books Nos.:
P & E Distributors,	New Owners	92-8-18	3WO1900
Inc., et al.		92-8-19	3WO1895
c/o J. D. Eatherly		92-4-362	3WO1892
1712 West End Avenue		92-4-333	3WO1885
Nashville, Tenn. 37203			

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, COMMERCE UNION BANK, as Trustee under an agreement with Patricia Werthan Uhlmann dated July 22, 1973, as amended, and COMMERCE UNION BANK, as Trustee under an agreement with Joni P. Werthan dated August 22, 1974, as amended, (the "Grantor"), has this day bargained and sold, and does hereby transfer and convey to P & E DISTRIBUTORS, INC. and ALL TIRES & WHEELS, INC., as tenants-in-common (the "Grantees"), their successors and assigns, the following described land in Davidson County, Tennessee, to-wit:

TRACT I:

Being the southerly 150 feet of the westerly 85.75 feet of Lot No. 83 on the Plan of the Real Estate of Samuel Watkins, deceased, as of record in Book 57, page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning at the northeast corner of Clinton Street and 16th Avenue, North, being the southwest corner of said Lot No. 83; thence, with the northerly margin of Clinton Street easterly 85.75 feet; thence, northwardly parallel with the easterly margin of 16th Avenue, North 150 feet to the southern line of the railroad property; thence, with said line westerly 85.75 feet to the easterly margin of 16th Avenue, North; thence, with the easterly margin of 16th Avenue, North southwardly 150 feet to the point of beginning.

TRACT II:

Being the southerly 150 feet of the easterly six feet of Lot No. 85, the southerly 150 feet of Lot No. 86, the southerly 150 feet of Lot No. 87, the southerly 150 feet of Lot No. 88 and the southerly 150 feet of the westerly 6.6 feet of Lot No. 89, on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning on the northerly margin of Clinton Street 186 feet eastwardly from the easterly margin of 16th Avenue, North; thence, with the northerly margin of Clinton Street eastwardly 166.6 feet; thence, at right angles northwardly 150 feet to the southern line of the railroad property; thence, with said line westwardly 166.6 feet; thence southwardly 150 feet to the point of beginning.

TRACT III:

Being the southerly 150 feet of the easterly 63.4 feet of the property designated "A" on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning at the northwest corner of Clinton Street and 14th Avenue, North (this portion of 14th Avenue, North now having been abandoned and closed by ordinance of the City of Nashville, Bill No. 48-212); thence, northwardly 150 feet with the westerly margin of the now abandoned 14th Avenue, North to the southern line of the railroad property; thence, with said line westwardly 63.4 feet;

thence southwardly 150 feet to the northerly margin of Clinton Street; thence, with the northerly margin of Clinton Street eastwardly 63.4 feet to the point of beginning.

The foregoing Tracts I, II and III being part of the same property conveyed to Commerce Union Bank as Trustee under agreements with Patricia Wethan Uhlmann and Joni P. Werthan by deed from Herbert M. Shayne, Trustee, of record in Book 6069, page 269, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to 1984 taxes which have been prorated and assumed by Grantees.

This is improved property located generally on the northerly margin of Clinton Street.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees and their successors and assigns, 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. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real estate to said Grantees, their successors and assigns against the lawful claims of all persons.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of July, 1983.

COMMERCE UNION BANK, Trustee under an agreement with Patricia Werthan Uhlmann dated July 22, 1973

ATTEST:

By: Callie S. White
Title: Trust Officer

By: M. Kirk Scobey, Jr.
M. Kirk Scobey, Jr.
Senior Vice President

COMMERCE UNION BANK, Trustee under an agreement with Joni P. Werthan dated August 22, 1974

ATTEST:

By: Callie S. White
Title: Trust Officer

By: M. Kirk Scobey, Jr.
M. Kirk Scobey, Jr.
Senior Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6335 PAGE 372

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared M. Kirk Scobey, Jr. and Callie S. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be Senior Vice-President and Trust Officer of the Commerce Union Bank, Trustee, the within named bargainor, a corporation, and that they as such Senior Vice-President and Trust Officer, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by M. Kirk Scobey, Jr. as Senior Vice-President and attesting the same by Callie S. White.

Witness my hand and seal, at office in Nashville, Tennessee, this 11th day of July, 1984.

Notary Public

My Commission Expires: 1/20/85

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $180,400.00.

Affiant

Subscribed and sworn to before me, this 11 day of July, 1984.

Notary Public

My Commission Expires: 1/20/85

RUSH

135317

REGISTER'S OFFICE
JUL 11 11 52 AM '84

OFFICIAL RECEIPT

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

RECEIVED OF _____ BOOK 6335 PAGE 373

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
			180400.00- CAMT.	
			469.04 CSTAX	
			.50 PRFEE	
			9.00 WDEED	
			CHECK 478.54-	
2573A	07/11/84		BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 5 3 1 7

IDENTIF. REFERENCE

JUL 11 11 51 AM '84

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN

No.0051666