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

BOOK 6335 PAGE 374

Address of New Owner(s):	Send Tax Bills to:	Map Parcel Nos.:	Field Books Nos.:
P & E Distributors, Inc., et al.	New Owners	92-4-370	3WO1890
		92-8-361	3WO1897
c/o J. D. Eatherly			
1712 West End Avenue			
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, ALBERT WERTHAN and COMMERCE UNION BANK, TRUSTEES, under the Will of Howard M. Werthan, deceased, as to a one-half (1/2) undivided interest, MARY JANE WERTHAN, as to a one-fourth (1/4) undivided interest, and LEAH ROSE WERTHAN as to a one-fourth (1/4) undivided interest (the "Grantors"), have this day bargained and sold, and do 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:

Beginning at a point in the northerly margin of Clinton Street, said point being 63 feet 4 inches, more or less, west of the northwest corner of Clinton Street and 14th Avenue, North, and located in the westerly face of the west wall of the building situated on the property lying immediately east of the property herein conveyed; thence northerly, along the westerly face of the west wall of the building last mentioned, parallel with, and 63 feet and 4 inches, more or less, west of the westerly margin of 14th Avenue, North, 150 feet to the southerly margin of the right-of-way of the property owned by the L. & N. Railroad; thence westerly along a line parallel with, and 150 feet northerly from, the north margin of Clinton Street, 176 feet, to a point in the easterly face of the east wall of the building located on property lying immediately west of the property herein conveyed; thence southerly, along the easterly face of the east wall of the building last mentioned, 150 feet to the northerly margin of Clinton Street; thence easterly, along the northerly margin of Clinton Street, 176 feet to the point of beginning.

TRACT II:

Beginning at a point in the northerly margin of Clinton Street, said point being 85 feet 8 inches, more or less, east of the northeast corner of Clinton Street and 16th Avenue, North, and located in the westerly face of the west wall of the building situated on the property herein conveyed; thence northerly, along the westerly face of the west wall of the building last mentioned, parallel with, and 85 feet 8 inches, more or less, east of the easterly margin of 16th Avenue, North, 150 feet to the southerly margin of the right-of-way of the property owned by the L. & N. Railroad; thence easterly, along a line parallel with, and 150 feet northerly from, the north margin of Clinton Street 100 feet 4 inches, more or less, to a point in the westerly face of the west wall of the building located on property lying immediately east of the property herein conveyed; thence, southerly, along the westerly face of the west wall of the building last mentioned, 150 feet to the northerly margin of Clinton Street; thence westerly, along the northerly margin of Clinton Street, 100 feet 4 inches, more or less, to the point of beginning.

Being the same property conveyed to the Grantors herein by deeds from Clinton Realty Company of record in Book 4190, page 148, and in Book 4190, page 155, 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 known as 1404 Clinton Street and 1510 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 Grantors covenant that they 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 as herein set out. Grantors further covenant and bind themselves, their successors, heirs and assigns 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.

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, Grantors have executed this instrument on this 10 day of July, 1984.

ALBERT WERTHAN, TRUSTEE

COMMERCE UNION BANK, TRUSTEE

ATTEST:

By: Callie S. White
Title: Trust Officer

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

MARY JANE WERTHAN

LEAH ROSE WERTHAN, by ALBERT WERTHAN, her attorney-in-fact by power of attorney being recorded simultaneously herewith

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Albert Werthan, Trustee, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as such Trustee, executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of July, 1984.

Ellen Owens
Notary Public

My Commission Expires: My Commission Expires July 27, 1986

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

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

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)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Mary Jane Werthan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of July, 1984.

Ellen Owens
Notary Public

My Commission Expires: ~~My Commission Expires~~ July 27, 1985

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Albert Werthan, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who executed the foregoing instrument in behalf of Leah Rose Werthan, acknowledged that he executed the same as the free act and deed of said Leah Rose Werthan.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of July, 1984.

Ellen Owens
Notary Public

My Commission Expires: ~~My Commission Expires~~ July 27, 1985

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 6335 PAGE 377

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Callie S. White, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Trust Officer of Commerce Union Bank, Trustee, the within named bargainor, a corporation, and that he/she as such Trust Officer executed the foregoing instrument for the purposes therein contained, by attesting the name of the corporation by himself/herself as Trust Officer.

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 $147,600.00.

Affiant

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

Notary Public

My Commission Expires: 1-20-85

Rush

13513

FILED FOR RECORD
JUL 11 11 52 AM '84

OFFICIAL RECEIPT

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

BOOK 6335 PAGE 378

RECEIVED OF _____

FOR _____

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

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

MISC -MISCELLANEOUS
COTX -STATE TAX CONVEY
MOTX -STATE TAX MORT
PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			147600.00- CAMT.	
			383.76 CSTAX	
			.50 PRFEE	
			12.00 WDEED	
			CHECK	396.26-
2574A07/11/84			BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I 3 5 3 1 8

IDENTIF. REFERENCE

JUL 11 11 53 AM '84

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 0051667