FROM: RICHARD EMIL THONI, unmarried

This Instrument prepared by:
Alexander, King & Williams
203 Third Avenue South
Franklin, TN 37064

TO: MILLBROOK MOTOR COMPANY, a Tennessee corporation

Address New Owner(s): Send Tax Bills To:
761 Old Hickory Blvd.#400 (same)
Brentwood, TN 37027

Map Parcel Number:
105-2-99

Field Book Number:

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, RICHARD EMIL THONI, unmarried, have bargained and sold, and by these presents do transfer and convey unto the said MILLBROOK MOTOR COMPANY, a Tennessee corporation, its successors and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being the southerly part of lot No. 4, and the northerly half of lot No. 5 on the plan of Overton's Rock Castle tract, as of record in Book 21, page 94, Register's Office for said County, described as follows: Beginning on the westerly margin of Eighth Avenue South, formerly the Franklin Pike, as now widened, at a point 38.25 feet north of the line between lots Nos. 4 and 5; thence with the westerly margin of said avenue southwardly 101 feet 5½ inches to a point 63 feet 2½ inches north of the line between lots Nos. 5 and 6; thence westwardly 190 feet, more or less, to the easterly margin of an alley at a point 61½ feet north of the corner of lots Nos. 5 and 6. Thence with the easterly margin of said avenue northwardly 98.7 feet; thence eastwardly 181.9 feet, more or less, to the point of beginning.
>
> Being the same property conveyed to Richard Emil Thoni by deed from Ada H. Thoni of record in Book 1561, page 525, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said MILLBROOK MOTOR COMPANY, a Tennessee corporation, its successors, and assigns, forever.

And RICHARD EMIL THONI does covenant with the said MILLBROOK MOTOR COMPANY, a Tennessee corporation, that he is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as follows:

> (1) Said property is subject to the 1984 property taxes, which are not yet due and payable but which

constitute a lien against said property. Said taxes are to be prorated between the parties and shall be paid by the Grantee in full when due..

And RICHARD EMIL THONI, does further covenant and bind himself, his heirs, successors and representatives, to warrant and forever defend the title to the said land to the said MILLBROOK MOTOR SALES, a Tennessee corporation, its successors and assigns against the lawful claims of all persons whomsoever.

Richard E Thoni
RICHARD EMIL THONI

AFFIDAVIT

STATE OF FLORIDA)
COUNTY OF Dade)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared RICHARD EMIL THONI, the within-named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and seal at Miami, Florida, this 3rd day of July, 1984.

Mariano Espinosa
NOTARY PUBLIC

My Commission Expires: NOTARY PUBLIC, STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES DEC 4 1985 BONDED THRU GENERAL INS. UNDERWRITERS

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Williamson)

The actual consideration or value, whichever is greater, for this transfer is Forty-Five Thousand Dollars ($45,000.00).

S. Sassmannshausen
AFFIANT

SUBSCRIBED AND SWORN TO before me, this 11th day of July, 1984.

Barbara Andrews
NOTARY PUBLIC

My Commission Expires: 9-22-87

IDENTIF. REFERENCE

I.3.5.7.1.5

JUL 12 3 05 PM '84

FELIX ... REGISTER DAVIDSON COUNTY, TN

07/12 123.50 - CHECK

3062

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 6336 PAGE 594

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

45000.00- CAMT.
117.00 CSTAX
.50 PRFEE
6.00 WDEED
CHECK 123.50-
3062A07/12/84 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

I-3571-15

IDENTIF. REFERENCE

JUL 12 3 05 PM '84

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 0052138