ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
James F. Neal, et ux	Victoria B. Jackson-Neal	Map: 82-12
(NAME)	(NAME)	
3720 West End Avenue	c/o Diesel Sales & Service Co., Inc., P. O. Box 60393	Parcel: 307,308
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	309, 311 JJ
Nashville, TN 37205	Nashville, TN 37206	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

WARRANTY DEED BOOK 6888 PAGE 189

For and in consideration of the sum of Ten ($10.00)---------- DOLLARS

Cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Diesel Sales and Service Company, Inc. (the Grantors)

have bargained and sold, and by these presents do transfer and convey unto the said James F. Neal and wife, Victoria B. Jackson-Neal,

the GRANTEES herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

See Property Description Attached Hereto

11033

IDENTIFICATION REFERENCE

JUN 16 3 55 PM '86

FELIX Z. WILSON III REGISTER DAVIDSON COUNTY, TN

unimproved ( )
This is improved (X) property, known as 927 Woodland Street
(House Number) (Street)

P. O. Box 60393, Nashville, Tennessee 37206
(P. O. Address) (City or Town) (Zip Code)

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES 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, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

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

Witness our hands this 16th day of June, 1986.

Diesel Sales and Service Co., Inc.

By: Victoria B. Jackson, President

STATE OF TENNESSEE
COUNTY OF _____ BOOK 6888 PAGE 193

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

_____

_____

the bargainor _____, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this _____ day of _____, 19___.

My commission expires _____ Notary Public _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Victoria B. Jackson-Neal and -, with whom I am personally acquainted, and who, upon oath, acknowledged herself to be President and - respectively of the Diesel Sales and Service Company, Inc., the within named bargainor, a corporation, and that she as such President and -, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said Victoria B. Jackson-Neal as such President and attesting the same by the said - as such -.

Witness my hand and seal, at office in Nashville, Tennessee, this 16th day of June, 19 86

Ellen F. Damron Notary Public

Commission expires 11/12/89

STATE OF TENNESSEE
COUNTY OF DAVIDSON

$515.00 JPM

The actual consideration for this transfer or value of property (whichever is greater) is $ 485,000.00
This is equal to or greater than the property would bring at a fair and voluntary sale.

James F. Neal

Sworn to and subscribed before me
this 16th day of June, 19 86.

My commission expires 11/12/89 Notary Public Ellen F. Damron

This instrument was prepared by:

Robert L. Sullivan, Neal & Harwell, 800 Third National Bank Bldg., Nashville, TN 37219
Name Address

WARRANTY DEED

FROM

Diesel Sales and Service Company, Inc.

TO

James F. Neal, et ux

Pioneer National Title Insurance Company
Public Square Building
344 4th Avenue North
NASHVILLE, TENNESSEE 37219

LOVELL & MALONE, INC.
404 JAMES ROBERTSON PARKWAY
UPTOWN STATION — P. O. BOX 2663
NASHVILLE, TENNESSEE 37219

PROPERTY DESCRIPTION

Land located in Davidson County, Tennessee, described as follows, to-wit:

TRACT I:

Parcel No. 1:

Being Lots 4, 5, 6, 7 and part of Lot 8 on the Plan of Payne's Addition to Edgefield (now East Nashville) as of record in Book 21, page 70, said Register's Office, fronting 233 feet, more or less, on the southerly margin of Main Street; showing 196 feet, more or less, on the northerly margin of an alley; and showing 162.49 feet, more or less, on the westerly margin of the property herein described and 160 feet, more or less, on the easterly margin of the property herein described; being the same property described in the following deeds to H.O. Balls:

(1) Deed from Nashville Housing Authority of record in Book 4026, page 207, said Register's Office.
(2) Deed from Polly Hardison of record in Book 4044, page 344, said Register's Office; and
(3) Deed from John Alden Rodgers, Trustee of record in Book 4262, page 528, said Register's Office.

There is included in the foregoing description but excluded from this conveyance the following described property conveyed to Frank A. Varallo and wife, Eva R. Varallo, and Marie V. Zanini by H.O. Balls by deed of record in Book 5245, page 757, said Register's Office, fronting 10 feet more or less on the south margin of Main Street; and a small parcel conveyed by H.O. Balls to Nashville Housing Authority by deed of record in Book 3949, page 198, said Register's Office.

Parcel No. 2:

A parcel of land in the 1st Civil District of Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the north margin of City Alley #258, said point being approximately 100 feet more or less from the east margin of McFerrin Avenue and North 65 deg. 04' East, 120 feet, South 35 deg. 59' East, 162.49 feet from the intersection of the east margin of McFerrin Avenue with the south margin of Main Street; thence South 65 deg. 05' West 20.0 feet with said north margin of City Alley #258 to a point; thence North 25 deg. 21' West, 106.36 feet to a point; thence South 35 deg. 59' East, 108.38 feet to the point of beginning, containing 1,064 square feet more or less.

Being the same property conveyed to Diesel Sales and Service Company, Inc., by deed from Thomas W. Balls, Tennie K. McGhee, Doris Blackwelder, and Third National Bank in Nashville, Executors and Trustees under the Will of Herman Otis Balls, deceased of record in Book 5273, page 682, Register's Office for Davidson County, Tennessee.

Three Tracts of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT NO. I:

Being part of Lot Nos. 12 and 13 on the Map of Greenwood Payne's Addition to Edgefield, now East Nashville as of record in Book 21, page 70, Register's Office for said County, and described according to a survey made by H. B. Fowlkes, Surveyor, May 1945, as follows:

Beginning at a stake at the northeast corner of McFerrin Avenue and Woodland Street; thence in a northwesterly direction along the easterly margin of McFerrin Avenue 79 feet to a stake; thence in an easterly direction 98.5 feet to a stake in the westerly line of the property conveyed to Charles M. Stevens and wife, in Book 1324, page 28, said Register's Office; thence along said Stevens line in a southerly direction 79.5 feet to a point in the northerly margin of Woodland Street; thence in a westerly direction along the northerly margin of Woodland Street 81.5 feet to the beginning.

TRACT NO. II:

Beginning on the northerly margin of Woodland Street at the southeast corner of the property conveyed to Mrs. Carl Eva Gardner Holt by deed from D. E. Mallernee, Jr. and wife, of record in Book 1341, page 147, said Register's Office, being 81.5 feet, more or less, east of the westerly margin of McFerrin Avenue; thence with said Holt's easterly line northwardly 79.5 feet to her northeast corner, continuing in the same direction 14.63 feet, in all, 94.13 feet to the southwest corner of the property conveyed to William Dancer and wife, by deed from D. E. Mallernee, Jr. and wife, of record in Book 1316, page 456, said Register's Office; thence with said Dancer's southerly line eastwardly 41.75 feet to the line between Lots 11 and 12; thence with said line southwardly 97 feet to the northerly margin of Woodland Street; thence with said street westwardly 50 feet, more or less, to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is the property conveyed to Rufus M. Webb and wife, of record in Book 4772, page 605, said Register's Office, as follows:

Beginning at an iron pin in the line between Lot Nos. 11 and 12 on said Plan, said point

being North 41 deg. 00' west 82.55' from Woodland Street; thence along the line between said Lots north 41 deg. 00' west 15.45' to a point; thence south 61 deg. 00' west 41.75' to a point; thence south 38 deg. east 14.63' to a point; thence north 57 deg. 23' east 45.2' to the point of beginning.

TRACT NO. III:

Being part of Lot No. 11 on the Plan of Paynes Addition to Edgefield as of record in Book 21, page 70, said Register's Office, described according to a survey dated October 9, 1972, by Ralph W. C. Lambert, Surveyor, as follows:

Beginning at an iron pin in the northerly margin of Woodland Street, the common corner of Lots 11 and 12 on said plan; thence with the line between said lots, north 41 deg. 00' west 82.55' to an iron pin; thence north 57 deg. 23' east 15.1' to an iron pin; thence south 29 deg. 07' east 80.5' to the point of beginning.

There is also conveyed herein an easement; being 32 feet wide for ingress and egress, extending from the northerly line of the above described parcel to city alley No. 258 as shown on said plan, a distance of 84 feet, more or less, as measured along the easterly line of the said Webb property.

Being the same property conveyed to Diesel Sales and Service Company, Inc., by deed from Pavco Industries, Inc., a Delaware corporation, of record in Book 5832, page 995, said Register's Office.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6888 PAGE 194

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

515000.00- CAMT.
1339.00 CSTAX
.50 PRFE
15.00 WDEED
CHECK 1354.50-
6114A06/16/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

111033

IDENTIFICATION REFERENCE

JUN 16 3 55 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 259684