PREPARED BY: RUSSELL N. PERKINS, ATTORNEY, 400 Harding Industrial Drive, Nashville, TN 37211

WARRANTY DEED

BOOK 6901 PAGE 743

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Chapman & Cole Name	Chapman & Cole Name	86-1-76
P. O. Box 42262 Address	P. O. Box 42262 Address	Field Book 04D-25575
Houston, Texas 77042 City State Zip	Houston, Texas 42262 City State Zip	

FOR AND IN CONSIDERATION of the sum of NINETY THOUSAND THREE HUNDRED FIFTEEN AND 50/100------($90,315.50)----------Dollars

AUTOMOTIVE FRANCHISE CORPORATION (formerly International Transtech Corporation), a Tennessee Corporation,

have this day bargained and sold, and do hereby transfer unto the said Chapman & Cole (a Texas General Partnership), the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

LAND in Davidson County, Tennessee, being Tract No. 1 on the revised plan of Hermitage Professional Mall of record in Book 6200, page 338, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

BEING the same property conveyed to International Trans-Tech Corp. by Warranty Deed from John A. Brown and Charles A. Burdeshaw, an undivided 75 percent interest and R. T. Winfree an undivided 25 percent interest, of record in Book 6746, page 305, Register's Office for Davidson County, Tennessee.

15311.0

IDENTIFICATION REFERENCE

JUN 27 2 35 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

CASH

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $ 90,315.50.

Affiant

Subscribed and sworn to before me, this the 10th day of April, 1986.

Notary Public

My Commission Expires: 3-8-89

Unimproved ( )
This is unimproved (XX) property, known as 3462 Lebanon Road, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their (successors), heirs and assigns forever, we covenant that we 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.

We further covenant and bind ourselves, our heirs and representatives, 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 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 10th day of April, 1986, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Diane M Parker, Corp Sec

Russell M. Parker

AUTOMOTIVE FRANCHISE CORPORATION

BY: Joseph R. Dockery

Joseph R. Dockery

As Its: President

STATE OF _____)

COUNTY OF _____)

Personally appeared before me, _____, a Notary Public in and for said County and State, _____, the within named bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

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

_____
Notary Public

My Commission Expires _____

STATE OF Tennessee)

COUNTY OF Davidson)

Before me, Diane Parker, a Notary Public of the State and County aforesaid, personally appeared Joseph R. Dockery, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him self to be President of the Automotive Franchise Corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him self as President.

Witness my hand and seal, at office in Nashville, Tennessee, this 10th day of April, 1986.

NOTARY PUBLIC

Diane Parker
Notary Public

My Commission Expires: 3-8-89

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

RECEIVED OF _____

FOR _____

BOOK 6901 PAGE 745

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
			90315.00- [illegible]	
			234.77 [illegible]	
			.50 [illegible]	
			6.00 [illegible]	
1156ADC/27/86			CHECK	241.27-
				.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

153 I.D.

IDENTIFICATION REFERENCE

JUN 27 2 35 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 264612