BOOK 6948 PAGE 848

3 1 4 8 0

IDENTIFICATION REFERENCE

Aug 13 3 24 PM '86

FELIX Z. WILSON II REGISTER DAVIDSON COUNTY, TN

This instrument prepared by:

James R. Cheshire, III, Attorney
2100 One Commerce Place
Nashville, Tennessee 37239

WARRANTY DEED

Name & Address of Property Owner:	Name & Address of Mortgagee:	Map-Parcel Numbers:
William E. Powell, Sr. c/o Capitol Chevrolet Company 600 Murfreesboro Road Nashville, Tennessee 37210	General Motors Acceptance Corporation 2002 Richard Jones Road Nashville, Tennessee 37215	Map #106-6 Parcel #83 2DA50380

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which are hereby acknowledged, we, DAVID BRUCE P'POOL, JR. and CHARLOTTE GIBSON P'POOL, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto WILLIAM E. POWELL, SR., hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, as specifically described on Schedule A attached hereto and made a part hereof. This is improved property known as 600 Murfreesboro Road, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or pracel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, his heirs and assigns, forever; and we do covenant with the said Grantee 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, except as follows:

1. Taxes for the year 1986, which have been prorated between the parties as of the date hereof and are assumed by Grantee.

2. The plat of Resubdivision of Lots 11, 12, and Reserved Parcel "B," P'Pool Heights, Section I, of record in Book 3842, page 120, R.O.D.C., including but not limited to the minimum building setback lines, three 5' x 40' utility anchor easements, and 2" gas line to be relocated, and the owner's certificate thereon.

3. Matters appearing on the Boundary Survey of Portion of the P'Pool Property prepared by Charles B. Moseley, Jr., Surveyor, dated July 29, 1986, including setback lines, buildings and existing utilities and easements.

4. Easement for sanitary sewers and/or storm drainage conveyed to Metropolitan Government of Nashville and Davidson County, by instrument of record in Book 4264, page 199, Register's Office of said County.

5. Any existing leases, utilities and easements not of record.

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 Grantee, his heirs and assigns, against the lawful claims of all persons whomsoever, other than claims arising out of matters set forth above.

WITNESS our hands as of the 13th day of August, 1986.

David Bruce P'Pool

DAVID BRUCE P'POOL, JR.

Charlotte Gibson P'Pool

CHARLOTTE GIBSON P'POOL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $2,927,500.00.

William C. Lowe sr
Affiant
PRES.

Subscribed and sworn to before me, this the 13 day of August, 1986.

Alice Faye Sullivan
NOTARY PUBLIC

My commission expires: 6-7-88

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, Susan G. Langley, a Notary Public in and for said County and State, the within named DAVID BRUCE P'POOL, JR. and CHARLOTTE GIBSON P'POOL, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 13th day of August, 1986.

Susan G. Langley
NOTARY PUBLIC

My commission expires: 11/1/87.

SCHEDULE A

Being lot No. 1 of P'Pool Heights Section I, of record in Book 3842, Page 120 at the Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at an iron pin in the north right-of-way of Murfreesboro Road, same being the southeast corner of the Rock City Realty Company tract of record in Book 3617, page 457, and being the southwest corner of the herein described tract, thence with the Rock City Realty Company tract for the next two calls, N 13°41'32' E, 332.49 feet to a point, thence N 71°23'00"W, 193.20 feet to a point, thence N 01°50'00" E, 44.30 feet to a point, thence N 08°07'00" E, 108.50 feet to a point, thence N 50°10'00" E, 87.50 feet to a point in the south right-of-way of P'Pool Avenue, thence with said right-of-way for the next two calls, along a curve to the left having a radius of 474.70 feet, a central angle of 25°56'00", a tangent of 109.30 feet, a chord of S 59°32'00" E, 213.03 feet, for a length of 214.86 feet to a point, thence S 72°30'00" E, 455.00 feet to a point, thence with the west boundaries of Reserved Parcel "C" of record in Plat Book 3842, Page 241, and the D.B. P'Pool, Jr. and Third National Bank tract of record in Book 6002, page 921, S 19°12'00" W, 524.75 feet to a point in the north right-of-way of Murfreesboro Road, thence with said right-of-way for the next two calls, along a curve to the right having a radius of 11,449.20 feet, a central angle of 00°52'50", a tangent of 87.98 feet, a chord of N 71°03'18" W, 175.95 feet, for a length of 175.96 feet to a point, thence N 70°36'53" W, 273.62 feet to the point of point of beginning, containing 285,891 square feet or 6.563 acres.

And being the property conveyed to David Bruce P'Pool, Jr. and Charlotte Gibson P'Pool as co-tenants, the former having a 5% undivided interest and the latter having a 95% undivided interest by quitclaim deed of record in Book 6002, page 924, R.O.D.C.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 6948 PAGE 851

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
		2,927,500.00 CAMT		
			8197.00 CSTAX	
			.50 PRFE	
			9.00 MORT	
			CHECK 8206.50-	
9867A08/13/66			BAL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

3 1 4 8 0

IDENTIFICATION REFERENCE

Aug 13 3 24 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 282957