BOOK 6948 PAGE 852

3 1 4 8 1

IDENTIFICATION REFERENCE

AUG 13 3 26 PM '86

FELIX E. 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 #106-2 Parcel #29 2DA62850

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, I, STELLA MAI P'POOL, hereinafter called the Grantor, 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.

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 I do covenant with the said Grantee that I am 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. Subdivision Plat of Section One, P'Pool Heights, of record in Book 3500, page 55, R.O.D.C., including but not limited to a 10' public utility easement, a utility anchor easement, and note on Reserved Parcel "D" which reads "not to be used as a building site until approved by the Metropolitan Planning Commission," and owner's certificate thereon.

3. The implied easement, if any, of White Advertising International, a division of Whiteco Industries, Inc., for ingress to and egress from the 540 square feet occupied by it pursuant to unrecorded sign location lease dated May 25, 1977, and the easement of said lessee pursuant to said lease for utilities to service said sign.

4. Survey made by Michael V. Holmes & Associates, dated April 9, 1986, as revised on April 30, 1986, discloses fence around portion of subject tract which encroaches upon the right-of-way of P'Pool Avenue.

5. A slope easement appearing on the Plan of Interstate Route No. I 40-4(5), R.O.W. Sta. E 396 + 50 to Sta. EN 409 + 00, prepared by Norris Hickerson and revised April 5, 1963, under Federal Aid Project No. I-40-4(4) 209, sheet no. 12 of 20.

6. The land in question abuts Interstate Route 40 which is a controlled access highway and has no right of ingress or egress to said highway.

7. 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.

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

And I do further covenant and bind myself, my 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 my hand as of the 13th day of August, 1986.

Stella Mai P'Pool
STELLA MAI P'POOL

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $312,500.00.

William B. Lawrence Sr.
Affiant

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 STELLA MAI P'POOL, the 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 official seal at Nashville, Tennessee, this 13th day of August, 1986.

Susan G. Langley
NOTARY PUBLIC

My commission expires: 11/1/87.

SCHEDULE A

A tract of land being Reserved Parcel "D" of Section One of P'Pool Heights of record in Book 3500, Page 55 at the Register's Office of Davidson County, Tennessee and more particularly described as follows:

Beginning at an iron pin in the south right-of-way of Elm Hill Pike where said right-of-way intersects with the west right-of-way of Interstate Route 40, thence with said Interstate right-of-way for the next two calls, S 53°05'06" E, 274.10 feet to a right-of-way monument, thence S 59°41'03" E, 13.42 feet to a point in the north boundary of Lot 21 of Section One of P'Pool Heights, thence with the north and west boundaries of said Lot 21 for the next two calls, S 87°54'14" W, 110.50 feet to an iron pin, thence S 17°30'00" W, 230.00 feet to a point in the north right-of-way for the next four calls, N 72°30'00" W, 322.00 feet to a point, thence along a curve to the right having a radius of 424.70 feet, a central angle of 34°24'00", a tangent 131.47 feet, a chord of N 55°18'00" W, 251.17 feet, for a length of 254.99 feet to a point, thence N 38°06'00" W, 44.50 feet to a point, thence along a curve to the right having a radius of 186.10 feet, a central angle of 41°25'00", a tangent of 70.35 feet, a chord of N 71°23'30" W, 131.61 feet, for a length of 134.52 feet to a point, thence along a turnout curve to the right having a radius of 25.00 feet, a central angle of 90°00'00", a tangent of 25.00 feet, a chord of N 48°19'00" E, 35.36 feet to a point in the south right-of-way of Elm Hill Pike, thence with said right-of-way S 86°41'00" E, 503.69 feet to the point of beginning, containing 190,273 square feet or 4.368 acres.

Included in the above described tract but expressly excluded from this conveyance is the following tract of land:

From the northeast corner of the above described tract, thence S 87°54'14" W, 110.50 feet to a point, thence N 43°38'57" W, 57.85 feet to the point of beginning of said excluded tract, thence S 88°03'09" W, 9.00 feet to a point, thence N 01°56'51" W, 60.00 feet to a point, thence N 88°03'09" E, 9.00 feet to a point, thence S 01°56'51" E, 60.00 feet to the point of beginning, containing 540 square feet.

And being the property conveyed to Stella Mai P'Pool by quitclaim deed of record in Book 6002, page 912, R.O.D.C.

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

RECEIVED OF _____

FOR _____

BOOK 6948 PAGE 855

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
			31250.00-	CAMT.
			875.00	CSTAX
			.50	PRFEE
			9.00	MDEED
				CHECK 884.50-
			9060A08/13/86 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

31481

IDENTIFICATION REFERENCE

Aug 13 3 26 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 282958