tje5:08/29/86

BOOK 6963 PAGE 913

FROM: Millbrook Motor Company, a Tennessee corporation
TO: Walter L. Timmons, Jr.

This instrument prepared by:
DEARBORN & EWING, ATTORNEYS
Suite 1200, One Commerce Place
Nashville, Tennessee 37239

Address New Owner:
Walter L. Timmons, Jr.
900 Division Street
Nashville, Tennessee 37203

Send Tax Bills to: Same

Map-Parcel No. 105-2, 99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Twenty-Seven Thousand Six Hundred Sixty and No/100 Dollars ($127,660.00).

Walter L. Timmons, Jr.
Affiant

Subscribed and sworn to before me, this the 29th day of August, 1986.

John M. Dearborn
Notary Public

My Comm. Expires: 10/13/86

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, Millbrook Motor Company, a Tennessee corporation, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto Walter L. Timmons, Jr. hereinafter called the GRANTEE, his successors, and assigns, a certain tract or parcel of land in Davidson County, State of 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 Millbrook Motor Company, a Tennessee corporation by deed from Richard Emil Thoni, unmarried, of record in Book 6336, page 592, Register's Office for Davidson County, Tennessee, as corrected in Book 6384, page 31, said Register's Office.

This property is conveyed subject to 1986 taxes and to all matters shown on a survey by John Kohl and Company, P.C. dated July 30, 1986, as revised August 8, 1986 and August 15, 1986, being file no. 56606.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its heirs, successors and assigns, forever.

GRANTOR further covenants and binds itself, its heirs, representatives, and successors to warrant specially and forever defend the title to said real estate to GRANTEE, its heirs, successors and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR also does hereby quitclaim, transfer and convey to Walter L. Timmons, Jr. all of its right, title, and interest in and to the following parcel of real estate located in Davidson County, Tennessee, described as follows on a survey by John Kohl and Company, P.C. dated July 30, 1986 being file no. 56606.

Land in Nashville, Davidson County, Tennessee being part of lots 4 and 5 on the plan of Overton's Rock Castle tracts, as recorded in Plat Book 21, page 94, Register's Office for said County;

Commencing at the northwesterly intersection of 8th Avenue South and Archer Street, thence N2°27'24"W, 190.44 feet to a point in the southerly line of the herein described property; thence S82°22'54"E, 7.62 feet to the point of beginning; thence N82°22'54"W, 191.90 feet to an iron pin in the east right of way of a 20' alley; thence continuing along said right of way N4°53'09"E, 100.88' to an iron pin (by others); thence leaving said alley S82°03'52"E, 178.98' to a point in the southwesterly right of way of 8th Avenue South; thence continuing along said right of way S2°27'24"E, 101.34' to the point of beginning and containing 18,589 square feet of 0.427 acres more or less.

This is improved property, known as 917 8th Avenue South, Nashville, Tennessee 37203.

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the Twenty-ninth day of August, 1986.

MILLBROOK MOTOR COMPANY

BY: S. Sarman

ITS: President

36809

IDENTIFICATION REFERENCE

AUG 29 1 17 PM '86

FILED & RECORDED REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, John M. Bottorff, a Notary Public within and for the State and County aforesaid, personally appeared Jacob Lassen, with whom I am personally acquainted and who upon oath acknowledged himself to be President of Millbrook Motor Company, a Tennessee corporation, the within named bargainor, a corporation, and that he as such President, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as President.

Witness my hand and official seal at office in Nashville, Tennessee, on this 29th day of August, 1986.

John M. Bottorff
NOTARY PUBLIC

My Commission Expires: 10/19/86

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

RECEIVED OF _____

FOR _____

BOOK 6963 PAGE 916

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

127660.00- CAMT.
357.56 CSTAX
.50 PRFE
9.00 WDEED
CHECK 367.06-
6034A08/29/86 BAL .00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

36809

IDENTIFICATION REFERENCE

Aug 29 1 17 PM '86

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 288975