37
JC

Address New Owner:	Map-Parcel Numbers:
David Sanford and Hollingsworth Oil Co., Inc., d/b/a Genuine Auto Parts 337 Gallatin Road North Madison, Tennessee 37115	43-9-22 43-9-23
Send Tax Bills To:	**Address of Mortgagee:**
Same as above	S&S Parts Distributors Warehouse, Inc. 33 Fairfield Avenue P.O. Box 22089 Nashville, Tennessee 37202

This instrument prepared by: Boult, Cummings, Conners & Berry, 222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, EVELYN G. WOOD and BONNIE STRICKLAND, CO-TRUSTEES for Buford C. Green under that certain Trust Indenture dated June 20, 1980, with full power to sell, encumber, or convey without joinder of any other person or beneficiary (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said DAVID SANFORD and HOLLINGSWORTH OIL CO., INC., D/B/A GENUINE AUTO PARTS (the "Grantee"), Grantee's successors and assigns, two tracts or parcels of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $148,800.00.

Billy Cummings Jr
Affiant

Subscribed and sworn to before me this 9th day of March, 1987.

Stephanie Ellen Shipley
Notary Public
My Commission Expires: 11-7-88

0 1 8 0 4

429.14

IDENTIFICATION REFERENCE

MAR 9 3 16 PM '87

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

The Property is conveyed, without representation or warranty as to the condition of the said improvements, buildings and structures, it being understood that the same are being sold "as is."

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties; and

2. Easement granted Tennessee Electric Power Company of record in Book 986, page 329, Register's Office for Davidson County, Tennessee.

This is improved property, known as 337 Gallatin Road, North, Madison, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantors do covenant with the said Grantee that Grantors are lawfully seized and possessed of the Property in fee simple; have a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantors do further covenant and bind themselves to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this Deed to be executed this 9th day of March, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Evelyn G. Wood Co Trustee
Evelyn G. Wood, Co-Trustee

Bonnie Strickland Co-Trustee
Bonnie Strickland, Co-Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Stephanie Ellen Shupe, a Notary Public in and for said County and State, the within named Evelyn G. Wood, Co-trustee, 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 4 day of March, 1987.

Stephanie Ellen Shupe
Notary Public

My Commission Expires: 11-2-88

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Stephanie Ellen Shupe, a Notary Public in and for said County and State, the within named Bonnie Strickland, Co-trustee, 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 4th day of March, 1987.

Stephanie Ellen Shupe
Notary Public

My Commission Expires: 11/2/88

EXHIBIT "A"

TRACT I:
Land in Davidson County,Tennessee, being part of Lot No. 1 on the Map of the Division of the Gee Lands, as of record in Book 332, page 74, Register's Office for said County, being Lot No. 2 on the unrecorded map of the Subdivision of the east part of Lot No. 1 of the Gee Lands, described according to a survey made by Harvey Gee, May 20, 1948, as follows:

Beginning on the westerly margin of Gallatin Road, said point of beginning being 584.76 feet south of the southerly margin of Williams Avenue which is the common corner of lots 3 and 4 and thence southerly along the westerly margin of Gallatin Road 50.02 feet to the common corner of Lots 2 and 3 to said point of beginning; thence from said point of beginning with the line between lots 2 and 3, westwardly 183.82 feet to the easterly margin of an alley; thence with the easterly margin of said alley, southwardly 50 feet to the corner of lots no. 1 and 2; thence with the line between lots Nos. 1 and 2, eastwardly 181.47 feet to the westerly margin of Gallatin Road; thence with the westerly margin of said road, northwardly 59.71 feet to the point of beginning.

Being part of the same property conveyed to Buford C . Green and wife Etta Carney Green by deed from Sanford Lovely and wife Ruth O. Lovely of record in Book 2030, page 208, said Register's Office. The said Etta Carney Green has since died.*

TRACT II:
Land in Davidson County,Tennessee, being part of Lot No. 1 on the Map of the Division of the Gee Lands, as of record in Book 332, page 74, Register's Office for said County, being Lot No. 3 on the unrecorded map of the Subdivision of the east part of Lot No. 1 of the Gee Lands, described according to a survey made by Harvey Gee, Surveyor, May 20, 1948, as follows:

Beginning on the westerly margin of Gallatin Road at the corner of lots nos. 3 and 4, being 584.76 feet south of the southerly marginof Williams Avenue; thence with the line between said two lots, westwardly 185.12 feet to the easterly margin of an alley;thence with said alley, southwardly 50 feet to the corner of Lots Nos. 2 and 3; thence with the line between said two lots, eastwardly 183.82 feet to the westerly margin of Gallatin Road; thence with said road, northwardly 50.02 feet to the beginning.

Being part of the same property conveyed to Bonnie Strickland and Evelyn G. Wood, as co-trustees by deed from Buford C. Green of record in Book 5650, page 389, said Register's Office.

*Being also the same property conveyed to Bonnie Strickland and Evelyn G. Wood, as Co-Trustees, by deed from Buford C. Green of record in Book 7161, page 393, said Register's Office.

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

RECEIVED OF _____

FOR BOOK 7161 PAGE 394

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
			140.00- CAMT 416.14 STTAX .50 PRFE 6.00 WDE	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0 1 8 0 4

IDENTIFICATION REFERENCE

MAR 9 3 16 PM '07

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

VE 6.00- WDE
10.00 WDE
CHECK 429.14
9500 03/09/07 BAL .00

No. 54707