Box 37
LN

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Address New Owner:	Map-Parcel Numbers:
Trickett Oldsmobile Co. 1823 Gallatin Road, North Madison, Tennessee 37115	Map 34-2 Portion of Parcel 37
Send Tax Bills To:	**Address of Mortgagee:**
Same	

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, SHARONDALE PROPERTIES, a partnership composed of Robert T. Phillips and John C. Schroer (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Trickett Oldsmobile Co., a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described in Exhibit A which is attached hereto and incorporated herein by this reference (the "Property").

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.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $144,010.00.

Affiant

Subscribed and sworn to before me this 29th day of July, 1987.

Notary Public
My Commission Expires: 5/18/1991

2. All matters shown on the plan of record in Book 6900, page 368, said Register's Office.

3. All matters shown on the plan of record in Book 5210, page 47, said Register's Office,

This is unimproved property.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple; has a good right to convey it, and the same is unencumbered except as set forth hereinabove.

And Grantor does further covenant and bind itself 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 Grantor has caused this Deed to be executed this 29th day of July, 1987, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

SHARONDALE PROPERTIES, a Tennessee general partnership

By: _____
Robert T. Phillips

By: _____
John C. Schroer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public, Robert T. Phillips, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Sharondale Properties, a Tennessee general partnership, and is authorized to execute this instrument on behalf of Sharondale Properties.

WITNESS my hand, at office, this 29th day of July, 1987.

Sam D. Hodges III
Notary Public

My Commission Expires: 1/21/90

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, Notary Public, John C. Schroer, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is a general partner of Sharondale Properties, a Tennessee general partnership, and is authorized to execute this instrument on behalf of Sharondale Properties.

WITNESS my hand, at office, this 29th day of July, 1987.

Sam D. Hodges III
Notary Public

My Commission Expires: 1/21/90

50500

IDENTIFICATION REFERENCE

JUL 29 1 58 PM '87

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY, TN

Being a portion of Lot 1, as shown on the Revised Master Plat of Rivergate Place, of record in Book 6900, page 368 and being located in the Tenth Councilmanic District of Davidson County, Tennessee, described as follows:

From the centerline of Gallatin Pike southeasterly an approximate distance of 540 feet along west margin of the 50-foot right-of-way of Cude Lane to a point, said point being common with the southeast corner of L.B. Smith property of record in Deed Book 6488, page 787 Register's Office for Davidson County, Tennessee and the northeast corner of Lot 3;

Thence, S 39° 40' 50" W, a distance of 180.44 feet to the point of beginning of Lot 1, and being the southwest corner of the L.B. Smith property;

Thence, with common line of Lot 3, S 46° 08' 18" E, a distance of 107.34 feet to a point, said point being the southeast corner of Lot 1;

Thence, S 44° 20' 28" W, a distance of 152.07 feet to a point;

Thence, S 28° 43' 26" W, a distance of 180.25 feet to a point, said point being the northeast corner of Lot 2;

Thence, continuing S 28° 43' 26" W, a distance of 105.75 feet to a point common with Lot 2, said point being the southwest corner of Lot 1;

Thence, N 46° 56' 15" W, a distance of 25.00 feet to a point on the south most property line of Bill Trickett Oldsmobile, Deed Book 5195, page 525, said point being the northwest corner of Lot 1, a common corner with Lot 2;

Thence, with Bill Trickett Oldsmobile southern line, N 30° 15' 37" E, a distance of 130.07 feet to a point;

Thence, keeping with Bill Trickett Oldsmobile south line N 06° 20''08" E, a distance of 190.16 feet to a point;

Thence, N 32° 47' 19" E, a distance of 154.12 feet to a point in the west line of L.B. Smith property, said point being the northeast corner of Lot 1 and being the southeast corner of Bill Trickett Oldsmobile, Deed Book 5796, page 908;

Thence, S 46° 08' 18" E, a distance of 20.26 feet to the point of beginning.

Containing 28,802 square feet of 0.661 acres more or less (the "Property").

Together with a perpetual, non-exclusive easement for ingress and egress between the Property and Cude Lane, which easement shall utilize a driveway ("Grantor's Driveway") to be constructed by the Grantor from Cude Lane to its property located to the south and west of the Property as Grantor's Driveway crosses the northeast corner of Lot 3 on the Revised Master Plat of Rivergate Place, aforesaid, together with an easement, at least equal in width to Grantor's Driveway, between the Property and Grantor's Driveway as the same is finally located and constructed.

Being a portion of the same property conveyed to Sharondale Properties, a Tennessee General Partnership by Deed from The County Bank, of record in Book 6675, page 227, Register's Office for Davidson County, Tennessee.

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

RECEIVED OF _____

FOR _____

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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
			14601[illegible] CASH	
			405.20 STATE	
			.50 [illegible]	
			12.00 [illegible]	
			CHECK	415.70-
9407A07/29/87			BAL	.01

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

50500

IDENTIFICATION REFERENCE

Jul 29 1 58 PM '87

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No.109458