BOOK 7502 PAGE 577 Box 31 dw

This Instrument Prepared By:

Jonathan Harwell
Harwell Barr Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

Address New Owner:	Send Tax Bills To:	Map-Parcel Numbers
A & M Properties 203 McMillin St. Nashville, TN 37203	Same	See map parcel numbers below

[illegible] 03/29 0101 03CHEDK 2633.50

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, MAYO TIRE COMPANY, the Grantor herein, has bargained and by these presents does transfer and convey unto A & M PROPERTIES, a Tennessee general partnership consisting of William Alexander and John P. Mayo, the Grantee herein, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described on Exhibit A here attached and incorporated herein by reference as fully as though copied herein verbatim.

The following properties located on the West side of McMillin Street should be combined into one parcel by the Tax Assessors Office.

Exh. A. Tr. No. I.D.	Property Address	Map/Parcel Field Bk. No.	Vacant/ Improved
Tract No. I	209 McMillin St.	92-12-324 9WO9685	Vacant
Tract No. II	207 McMillin St.	92-12-325 9WO9690	Improved
Tract No. III	Same	Same	Same
Tract No. IV.	203 McMillin St.	92-12-327 9WO9700	Improved
Tract No. V	1516 Church St.	92-12-328 9WO3150	Improved

1672

IDENTIFICATION REFERENCE

MAR 29 4 14 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

The following properties located on the East Side of McMillin Street should be combined into one parcel by the Tax Assessors Office.

Exh. A. Tr. No. I.D.	Property Address	Map/Parcel Field Bk. No.	Vacant/ Improved
Tract No. VI	206 McMillin St.	92-12-336 9WO9585	Improved
Tract No. VII	204 McMillin St.	92-12-337 9WO9590	Vacant
Tract No. VIII	202 McMillin St.	92-12-338 9WO9595	Improved

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, its successors and assigns, forever. Grantor does covenant with the said Grantee that it 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 herein set forth on Exhibit B. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

WITNESS our hands this 28 day of March, 1988.

MAYO TIRE COMPANY

By: John P. Mayo - President
John P. Mayo, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Debbie L. Sloan of the state and county aforesaid, personally appeared John P. Mayo, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be President, of Mayo Tire Company, the within named bargainor, a corporation, and that he as such President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and seal, at office in Nashville, TN, this 28 day of March, 1988.

Debbie L. Sloan
Notary Public

My Commission Expires:

11-12-90

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $935,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

J. P. Mayo

Sworn and subscribed
this 28 day of
March, 1988.

Debbie L. Sloan
Notary Public

My Commission Expires:

11-12-90

JH/b3

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

TRACT NO. I:

Being Lot No. 54 on the Plan of Gov. McMillins Subdivision of the Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 54 fronts 50 feet on the westerly side of McMillin Avenue and extends back between parallel lines 101.8 feet to an alley.

TRACT NO. I being the same property conveyed to Mayo Tire Company, a Tennessee corporation, by deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell d/b/a JRM Company, of record in Book 6177, page 694, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

Being Lot No. 55 on the Map of McMillins Subdivision of the Old State Prison Lands of record in Book 161, page 119, Register's Office for said County.

Said Lot No. 55 fronts fifty (50) feet on the westerly side of 16th Avenue North, formerly McMillins Street and runs back between parallel lines 101.8 feet to an alley.

TRACT NO. II being the same property conveyed to Mayo Tire Co., Inc., a Tennessee corporation, by quitclaim deed from James A. Webb, III, Trustee, of record in Book 6178, page 68, as corrected in Book 6208, page 82, said Register's Office.

TRACT NO. III:

Being Lot No. 56, in McMillins Subdivision of the Old State Penitentiary Land, fronting fifty (50) feet on the west side of McMillin Avenue and extends back between parallel lines westerly to an alley in the rear, for reference to plan of said lot see Book 161, page 119, Register's Office for said County.

TRACT NO. III being the same property conveyed to Mayo Tire Company, Inc., by installment deed from Louis J. Bervoets, Jr. and wife, Marie D. Bervoets, of record in Book 5720, page 293, Register's Office for Davidson County, Tennessee.

TRACT NO. IV:

Being Lot No. 57 on the Plan of McMillin's Subdivision of the Old State Prison Lands, as of record in Book 161, page 119, Register's Office for Davidson County, Tennessee.

Said Lot No. 57 fronts 55 feet on the westerly side of McMillin Avenue and runs back between parallel lines 101.8 feet to an alley.

TRACT NO. IV being the same property conveyed to Mayo Tire Company, a Tennessee corporation, by deed from James N. Stansell, Russell A. Stansell and Marvin W. Stansell, of record in Book 5536, page 721, Register's Office for Davidson County, Tennessee.

TRACT NO. V:

Being Lot Nos. 63 and 64 on the Plan of McMillins' Subdivision of the Old State Prison Lands, of record in Book 161, page 119, Register's Office for said County, as follows:

Said Lot Nos. 63 and 64 front together 103.7 feet on the northerly side of Church Street, as widened, and run back 118.8 feet on the westerly line with the easterly margin of an alley, and 137.5 feet on the easterly line with the westerly margin of McMillin Avenue to the southerly line of Lot No. 57, measuring 101.8 feet thereon.

TRACT NO. V being the same property conveyed to Mayo Tire Company, by installment deed from Vaden N. Ford and wife, Mary C. Ford, of record in Book 5130, page 760, said Register's Office.

Mayo Tire Company, Mayo Tire Co., Inc. and Mayo Tire Company, Inc. are one and the same corporation.

Land in Davidson County, Tennessee, described as follows:

TRACT NO. VI:

Being Lot No. 37 on the Map of McMillin's Subdivision, of record in Book 161, page 119, Register's Office for said County, to which plan reference is here made for a more complete description.

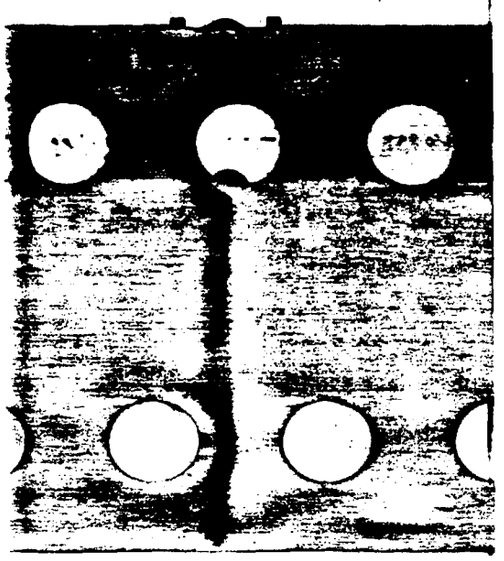
TRACT NO. VII:

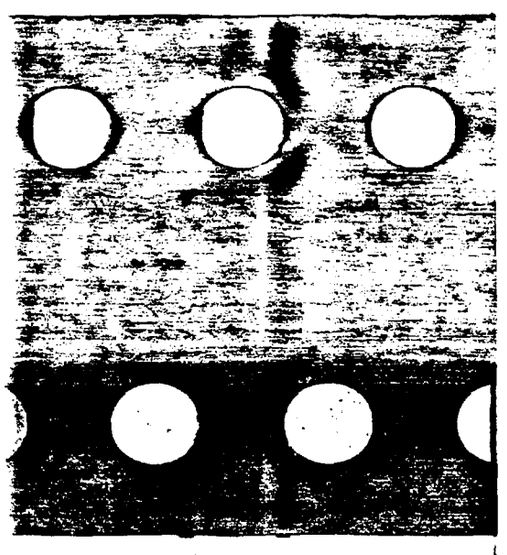
Being Lot No. 38 on the Map of Gov. McMillin's Plan of the Old State Prison Lands, of record in Book 161, page 119, of the Register's Office for said County. Said Lot No. 38 fronts 40 feet on the east side of McMillin Avenue and runs back between parallel lines 100 feet to an alley.

TRACT NO. VIII:

Being Lot No. 39 on the Plan of Gov. McMillin's Subdivision of the Old State Prison Lands, as of record in Book 161, page 119, Register's Office for said County. Said Lot No. 39 fronts 40 feet on the easterly side of McMillin Ave. and runs back between parallel lines 100 feet to an alley.

TRACT NOS. VI, VII and VIII being the same property conveyed to Mayo Tire Company, a Tennessee corporation, by deed from Russell A. Stansell, James N. Stansell and Marvin W. Stansell; James N. Stansell, Russell A. Stansell and Marvin W. Stansell, doing business as the J.R. & M. Co.; and James N. Stansell, Russell Stansell and Marvin W. Stansell, a partnership d/b/a J R & M Company, of record in Book 6886, page 694, Register's Office for Davidson County, Tennessee.





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7502 PAGE 582

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TAX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TAX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL

CAMT
935000.00
CON TX 2619.00
PRFEE 0.50
WDEED 15.00
~~TOTA 2633.50~~
~~CHECK 2633.50~~

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

03/29/88 01 16:16 0001 0774

16.7.72.

IDENTIFICATION REFERENCE

MAR 29 4 24 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 75314