File 60

WARRANTY DEED

BOOK 7516 PAGE 258

Address New Owners:

Roger Sutton and
Thomas E. Stewart
3726 Cedarwood Drive
Nashville, Tennessee 37216

Send Tax Bills to:

Owner

Map-Parcel Nos.

42-16 111
43-13-145

4495 04/14 0101 03CHECK 588.90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or true value of this transfer whichever is greater, is $208,000.00.

Affiant

Subscribed and sworn to before me this 7th day of April, 1988.

Notary Public

My Commission Expires: 11-10-91

This Instrument Prepared By:
GORDON & BOTTORFF, P.C.
Attorneys at Law
Maryland Manor
5201 Maryland Way
Brentwood, Tennessee 37027
(615) 373-4242

APR 14 1 57 PM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

IDENTIFICATION REFERENCE

21377

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FOR AND IN CONSIDERATION of the sum of Two Hundred Eight Thousand and 00/100 Dollars ($208,000.00) including the assumption of an obligation secured by a Deed of Trust to John E. Donovan, Trustee, of record in Book 5687, page 949, Register's Office, Davidson County, Tennessee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, HENRY LAUX, JR. AND WIFE CORNELIA E. LAUX have this day bargained and sold, and by these presents do transfer and convey unto ROGER SUTTON AND THOMAS E. STEWART, as tenants in common, their heirs, successors and assigns, the following described real property lying and being in Davidson County, Tennessee, described as follows, to wit:

Tract No. One:

Land in Davidson County, Tennessee, being Lots 1, 2, 3 and 4 of Block A on the Map of Forrest Park at Madison, as of record in Book 843, page 71, Register's Office for said County, described as follows:

Said lots adjoin and front together 100 feet on the easterly side of Gllatin Pike and run back between parallel lines, Lot 1 running back along the northerly margin of Elm or Oak Street 130 feet to a dead line.

Being the same property conveyed to Henry Laux, Jr., and wife, Cornelia E. Laux, by deed of record in Book 4666, page 923, Register's Office for Davidson County, Tennessee.

Tract No. Two:

Land in Davidson County, Tennessee, being Lots Nos. 15 and 16 of Book A on the Map of Forrest Park at Madison, of record in Book 843, page 44, Register's Office for said County, described as follows:

Said lots adjoin and front together 50 feet on the west side of First Avenue and run back between parallel lines 105 feet to a dead line.

Being the same property conveyed to Henry Laux, Jr., and wife, Cornelia E. Laux, by deed of record in Book 4621, page 781, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

1. 1988 Property Taxes, a lien, not yet due and payable.
2. The deed of trust assumed by Grantee, as referenced above.
3. A Deed of Trust to Richard Odom, Trustee, of record inBook 7460, page 160, Register's Office, Davidson County, Tennessee, which is not being assumed by Madison Auto Services, Inc.

TO HAVE AND TO HOLD the said real property, with the appurtenances, estate, title, and interest thereto belonging to the said ROGER SUTTON AND THOMAS E. STEWART, as tenants in common, their heirs, successors and assigns, forever.

AND HENRY LAUX, JR. AND WIFE CORNELIA E. LAUX, do hereby covenant with the said ROGER SUTTON AND THOMAS E. STEWART, as tenants in common, that they are lawfully seized and possessed of said real property in fee simple; have a good right to convey it, and the same is unencumbered except for those matters hereinabove mentioned.

AND HENRY LAUX, JR. AND WIFE CORNELIA E. LAUX, do further covenant and bind themselves, their heirs, successors and assigns to warrant and forever defend the title to the said real property to the said ROGER SUTTON AND THOMAS E. STEWART, as tenants in common, their heirs, successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said HENRY LAUX, JR.AND WIFE CORNELIA E. LAUX, have caused these presents to be signed this 7th day of April, 1988, but effective as of February 1, 1988.

Henry Laux Jr.
HENRY LAUX, JR.

Cornelia E Laux
CORNELIA E. LAUX

STATE OF TENNESSEE

COUNTY OF DAVIDSON

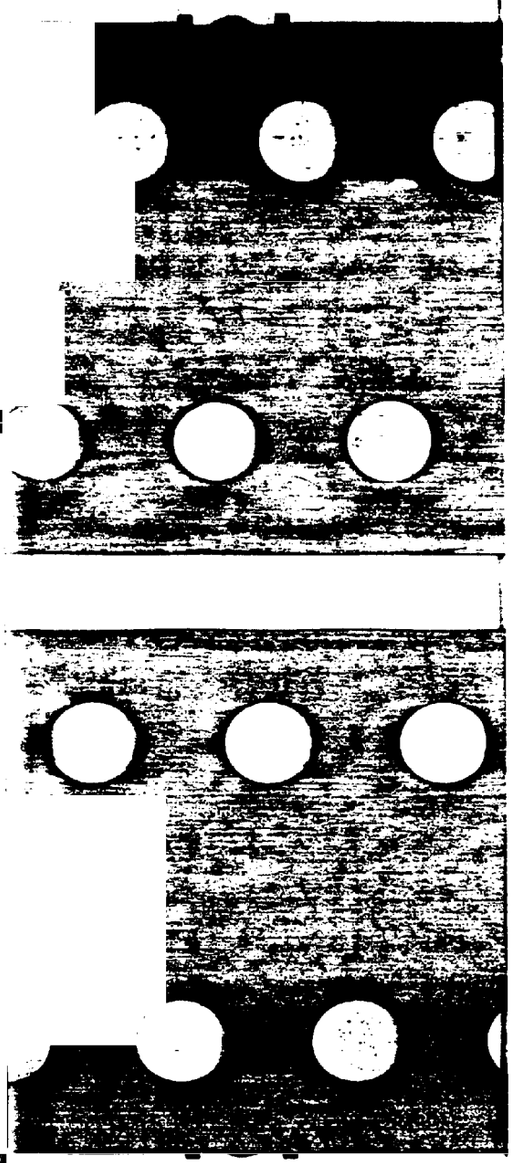
PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, HENRY LAUX, JR. AND WIFE CORNELIA E. LAUX, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Madison, Tennessee, this 7th day of April, 1988.

Charles P. Cron
Notary Public

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE

My Commission Expires: 7-13-91



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7516 PAGE 260

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 208000.00
CON TX 582.40
PRFEE 0.50
WDEED 6.00
TOTAL 588.90
CHECK 588.90

04/14/88 01 13:57 0001 4495

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

21377

IDENTIFT REFERENCE

APR 14 1 57 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 80640