THIS INSTRUMENT PREPARED BY:
Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238

00257410

WARRANTY DEED

BOOK 7558 PAGE 522

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Automotive Franchise Corporation, (NAME)	Same (NAME)	Map 120 PARCEL 97
P.O. Box 111066 (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Nashville TN 37222 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of ~~TEN AND NO/100~~ $10.00 Dollars,

Cash in hand paid by Automotive Franchise Corporation, a Tennessee corporation and other good and valuable considerations accepted as cash the receipt of all of which is hereby acknowledged,

0095 05/01 0101 03CHECK 484-10

Henry Horrell and wife, Kathleen B. Horrell have this day bargained and sold, and do hereby transfer and convey unto the said Automotive Franchise Corporation, a Tennessee corporation the Grantees herein, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in the 2nd Civil District of Davidson County, Tennessee, described according to a survey by George Anton, March 15, 1966, as follows:

Beginning at a point on the southerly margin of Murfreesboro Road at the intersection of said margin with the westerly margin of a proposed street, said point being North 60 deg. 59' West 61.8 feet from the easterly line of the property formerly owned by Arlington Methodist Church for a Parsonage, said point being shown as a concrete monument in said easterly line and on the plan of Seven Oaks, Section II, as of record in Book 2133, page 36, Register's Office for said County; thence with said proposed street, South 18 deg. 30' West 150 feet; thence North 60 deg. 59' West 150 feet to the easterly margin of a proposed drive; thence with same, North 18 deg. 30' East 150 feet to the southerly margin of Murfreesboro Road; thence with the same, South 60 deg. 59' East 150 feet to the beginning.

INCLUDED in the above described property, but EXCLUDED therefrom a tract of land conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee, by deed from Humble Oil & Refining Company, of record in Book 4302, pag 153, Register's

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 240,000.00

Subscribed and sworn to before me this the 23rd day of May 19

Affiant

My commission expires March 6, 1969 (Affix Seal)

Notary Public

NOTARY PUBLIC

This is unimproved ( ) improved (X) property, known as 1301 Murfreesboro Road, Nashville, Tennessee. (House Number) (Street) P.O. Address (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered except for those encumbrances set forth on Exhibit "B".

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hands this _____ day of _____, 19____, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Henry Horrell
Henry Horrell

Kathleen B. Horrell
Kathleen B. Horrell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, *a Notary Public in and for said County and State* Henry Horrell and wife, Kathleen B. Horrell

the within named bargainors, *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 Nashville, *Tennessee, this* 23rd *day of* May, *19*86.

Carolyn P. Cowan
Notary Public

Commission expires March 8, 1989

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, _____, *a Notary Public of the State and County aforesaid, personally appeared* _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* _____ *self to be* _____ *of the* _____, *the within named bargainor, a corporation, and that* _____ *he as such* _____ *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* _____ *self as* _____.

Witness my hand and seal, at office in _____, *this* _____ *day of* _____, *19*____.

_____
Notary Public

Commission expires _____

WARRANTY DEED

FROM
Henry Horrell and wife,
Kathleen B. Horrell

TO
Automotive Franchise Corporation

Compliments of
Chicago Title Insurance Company
First Floor — First American Center
Phone 255-4631
NASHVILLE, TENNESSEE 37238

EXHIBIT "A"

Office for said County, described as follows:

Beginning at a point in the South right-of-way line of Murfreesboro Road, being the Northwest corner of the McGavock Pike right-of-way; thence in a southerly direction along the West right-of-way line of McGavock Pike for a distance of 25.00 feet to a point 30.00 feet west of the center line of McGavock Pike; thence in a Northwesterly direction along a curve to the left with a 34.69 feet radius for a distance of 39.27 feet to a point, this point being in the South right-of-way line of Murfreesboro Road, and 55.00 feet West of the center line of McGavock Pike; thence in an easterly direction along the South right-of-way line of Murfreesboro Road for a distance of 25.00 feet to the point of beginning.

Being the same property conveyed to Henry Horrell and wife, Kathleen B. Horrell by deed from Exxon Corporation, a New Jersey corporation (successor by merger to Humble Oil & Refining Company) of record in Book 6153, page 147, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

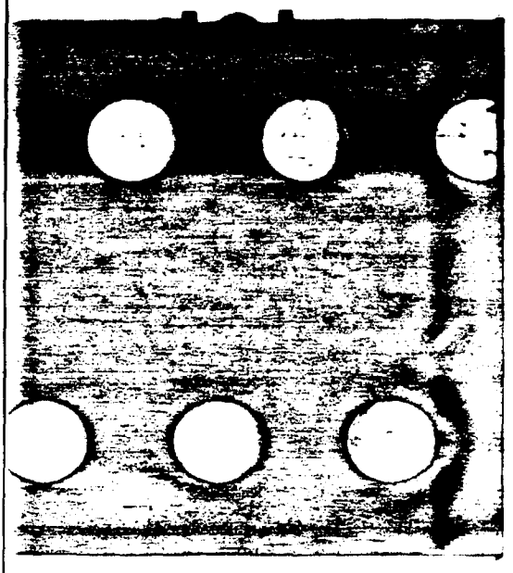
1. Taxes for 1988: a lien, but not yet due or payable.

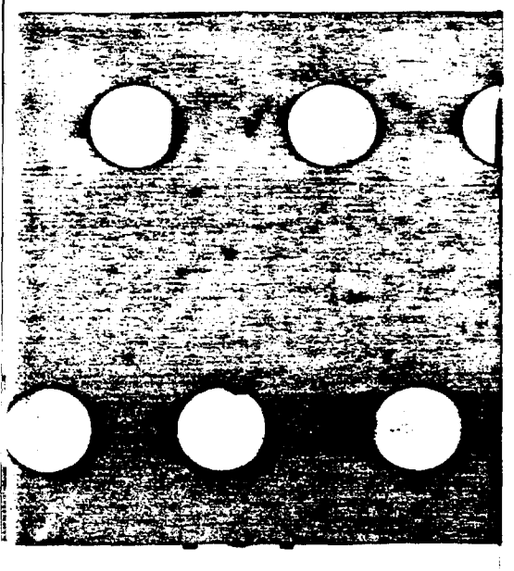
2. Lease to Ed Harris d/b/a Car Life Inc.

3. Easement for power, telephone and telegraph lines along front of premises, as shown on survey of George Anton, dated March 15, 1966.

4. Restrictive covenants contained in instrument of record in Book 3218, page 155, Register's Office for said County, as amended in Book 4052, page 444, said Register's Office.

35429
IDENTIFICATION REFERENCE
JUN 1 10 32 AM '88
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN





OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7558 PAGE 526

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 240000.00
CON TX 672.00
PRFEE 0.50
WDEED 12.00
TOTAL 684.50
CHECK 684.50

06/01/88 01 10:34 0001 0095

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

35429

IDENTIFICATION REFERENCE

JUN 1 10 32 AM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 97005