This Instrument Prepared By:
Barry W. Bedford, Attorney
Suite 201, Arena Place
2001 Charlotte Avenue
Nashville, TN 37203

BOOK 7567 PAGE 637

Address of New Owner(s):	Mortgagee:	Map-Parcel No.:
Key-Royal Realty No. VIII, Ltd. c/o Heritage Nissan, Inc. 307 Thompson Lane Nashville, TN 37211	SouthTrust Bank of Alabama, N.A. 222 3rd Ave. N. Suite 320 Nashville, TN 37201	119-9-260, 260.1, 263, 266, 267, 274, 275, 276, 282, 283 and 284

WARRANTY DEED

3147 06/08 0101 03CHECK 5755.50

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, RAYMOND W. WALLER and GEORGE DAVID WALLER, III, individually and RAYMOND W. WALLER and GEORGE DAVID WALLER, III, Co-Executors of the JULIA A. WALLER ESTATE ("Grantors") have this day bargained and sold, and do hereby transfer and convey to KEY-ROYAL REALTY NO. VIII, LTD., an Alabama Limited Partnership, ("Grantee"), its successors and assigns, land in Davidson County, Tennessee, fully described in Exhibit A, attached hereto.

THIS is improved property located on Thompson Lane and Collier Avenue, Nashville, Tennessee 37211.

Subject to Plan of record in Book 6900, page 591, said Register's Office and other recorded easements. 1988 taxes have been prorated and assumed by the Grantee.

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

AND Grantors covenant that they 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 as herein set out.

Grantors further covenant and bind themselves, their successors and assigns to warrant and forever defend the title to said real estate to said Grantee, its, successors and assigns against the lawful claims of all persons.

IN WITNESS WHEREOF, the Grantors have executed this instrument on this 8th day of June, 1988.

Raymond W. Waller - Indiv
RAYMOND W. WALLER, Individually

George David Waller III - Indiv.
GEORGE DAVID WALLER, III, Individually

Raymond W. Waller Co Exec.
RAYMOND W. WALLER, Co-Executor
of the Julia A. Waller Estate

George David Waller III Co-Exec.
GEORGE DAVID WALLER, III, Co-Executor
of the Julia A. Waller Estate

38083

IDENTIFICATION REFERENCE

JUN 8 4 24 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 8th day of June, 1988, before me personally appeared RAYMOND W. WALLER and GEORGE DAVID WALLER, III, individually and as Co-Executors of the Julia A. Waller Estate to me known or proved to me on the basis of satisfactory evidence to be the person(s) described in and who executed the foregoing instrument, and who acknowledged the execution of the same to be their free act and deed.

Witness my hand and and seal, this 8th day of June, 1988.

Barry W. Bedford
Notary Public

My Commission Expires: 11-12-90

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $2,050,000.00.

Walter M. Parrish, IV.
AFFIANT

SUBSCRIBED TO AND BEFORE ME, THIS 8th DAY OF JUNE, 1988.

Barry W. Bedford
NOTARY PUBLIC

My Commission Expires: 11-12-90

EXHIBIT "A"

PARCEL A

MAP & PARCEL NO: 119-9-260
BEING Lot No. 6 on the plan of Waller's Subdivision, as of record in Book 6900, page 591, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete legal description.

BEING part of the same property conveyed to Raymond W. Waller, an undivided 2/3 interest and George David Waller, III, an undivided 1/3 interest by deed from Rellaw Co., a Tennessee corporation of record in Book 6921, page 277, said Register's Office; and further being part of the same property conveyed to George D. Waller and wife, Julia A. Waller by deed of record in Book 1136, page 211, said Register's Office. The said George D. Waller having predeceased his wife, Julia A. Waller, who is now deceased and whose estate is being probated in the Probate Court for Davidson County, Tennessee, under Rule No. 75877, with Raymond W. Waller and George David Waller, III named as Co-Executors.

PARCEL B

MAP & PARCEL NO: 119-9-260.1
Tract No. One:

BEING Lot No. 12, the westerly 15 feet of Lot No. 13 and that part of a 21-foot alley west of said Lot No. 12, known as Alley No. 1894, now abandoned and re-located, and part of an unnumbered tract on the plan of Tanksley Subdivision, as of record in Book 547, page 56, Register's Office for said County, described together as follows:

BEGINNING on the northerly margin of Collier Avenue at a point 15 feet east of the dividing line between Lots Nos. 12 and 13; thence with said Avenue, westwardly 103 feet to the easterly margin of Alley No. 1894, as re-located; thence with said Alley northwardly 155.5 feet, more or less, the northwest corner of said Lot No. 12; thence eastwardly 103 feet; thence southwardly 155.5 feet, more or less, to the beginning.

MAP & PARCEL NO: 119-9-276
Tract No. Two:

LAND in Davidson County, Tennessee, being the easterly 87 feet of Lot No. 13 on the Plan of Tanksley Subdivision, as of record in Book 547, page 56, Register's Office for said County. Said part of Lot No. 13 fronts 87 feet on the northerly side of Collier Avenue and extends back 155.5 feet, more or less, on the westerly line and 155.5 feet, more or less, on the easterly line to a line in the rear measuring 87 feet, thereon.

BEING part of the same property conveyed to Raymond W. Waller, an undivided 2/3 interest and George David Waller, III, an undivided 1/3 interest by deed from Rellaw Co., a Tennessee Corporation of record in Book 6921, page 277, said Register's Office.

PARCEL C

MAP & PARCEL NO: 119-9-266
Tract No. One:

BEING the west part of Lot No. 4, the East 14 feet of Lot No. 13, and all of Lot No. 14 on the Plan of Tanksley Subdivision as of record in Book 547, page 56, Register's Office for Davidson County, Tennessee.

SAID west part of Lot No. 4 fronts 100.5 feet on the South side of Thompson Lane, as widened and runs back between parallel lines 122 feet more or less to a line in the rear measuring 100.5 feet.

MAP & PARCEL NO: 119-9-274 & 275
SAID East 14 feet of Lot No. 13 and Lot No. 14 adjoin and together front 100 feet, more or less on the northerly margin of Collier Avenue and run back between parallel lines 155.5 to a line in the rear.

BEING part of the same property conveyed to George D. Waller and wife, Julia A. Waller, by deed from W.H. Browder and Thad W. Crandell, as of record in Book 2991, page 101, Register's Office for Davidson County, Tennessee, the said George D. Waller having predeceased his wife, Julia A. Waller, who is also deceased, and whose estate is being administered in the Probate Court for Davidson County, Tennessee, under Rule No. 75877.

MAP & PARCEL NO: 119-9-263
Tract Two:

BEING the westerly 50 feet of Lot No. 6 on the Plat of Rosa V. Tanksley's Subdivision, as of record in book 547, page 56, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 6 fronts 50 feet on the southerly side of Thompson Lane and runs back between parallel lines 120 feet, more or less to a line in the rear.

BEING the same property conveyed to George D. Waller and wife, Julia A. Waller, by deed from George Lawrence Dudley and wife, Willie Mae Dudley, as of record in Book 3530, page 114, Register's Office for Davidson County, Tennessee, the said George D. Waller having predeceased his wife, Julia A. Waller, who is now deceased and whose estate is being probated in the Probate Court for Davidson County, Tennessee, under Rule No. 75877.

PARCEL C was further conveyed to Raymond W. Waller, an undivided 2/3 interest and George David Waller, III, an undivided 1/3 interest by deed from Raymond W. Waller and George David Waller, III, as Co-Executors of the Estate of Julia A. Waller, deceased by deed of record in Book 6921, page 281, said Register's Office.

PARCEL D

MAP & PARCEL NO: 119-9-267
LAND in Davidson County, Tennessee, being the easterly 4 feet of Lot No. 4 and the westerly 102.5 feet of Lot No. 3 on the Plan of Rosa V. Tanksley's Subdivision as of record in Book 547, page 56, Register's Office for said County.

SAID parts of Lots Nos. 3 and 4 front together 106.5 feet on the southerly margin of Thompson Lane and runs back between parallel lines 122.5 feet to a line in the rear.

BEING the same property conveyed to George D. Waller and wife, Julia A. Waller by deed from J.M. Tucker and wife, Sarah Tucker of record in Book 3640, page 479, said Register's Office. The said George D. Waller having predeceased his wife, Julia A. Waller, who is now deceased and whose estate is being probated in the Probate Court for Davidson County, Tennessee, under Rule No. 75877, with Raymond W. Waller and George David Waller, III named as Co-Executors.

PARCEL E

MAP & PARCEL NO: 119-9-282, 283 & 284
BEING Lot Nos. 23, 22 and the westerly 50 feet of Lot No. 21 on the Plan of the Tanksley Subdivision, of record in Book 547, page 56, Register's Office for Davidson County, Tennessee.

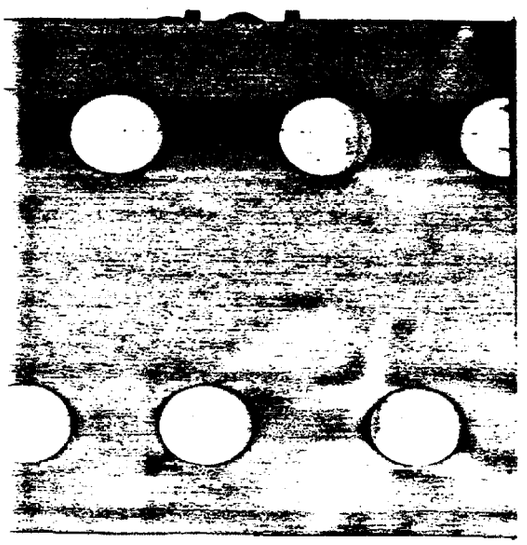
LOT No. 22 and the westerly 50 feet of Lot No. 21 front 150.0 feet on the southerly margin of Collier Avenue and runs back between parallel lines 150.5 feet, more or less to the middle line of abandoned alley No. 1896.

LOT No. 23 fronts 72.4 feet on the southerly margin of Collier Avenue and runs back between lines, 150.5 feet on the easterly line and 154 feet on the westerly line to the middle line of abandoned alley No. 1896, in the rear on which it measures 42.9 feet.

BEING part of the same property conveyed to George D. Waller and Julia A. Waller by deed from Joe Andrews, of record in Book 1261, page 616, said Register's Office. The said George D. Waller having predeceased his wife, Julia A. Waller, who is now deceased and whose estate is being probated in the Probate Court for Davidson County, Tennessee, under Rule No. 75877, with Raymond W. Waller and George David Waller, III named as Co-Executors.

OFFICIAL RECEIPT

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



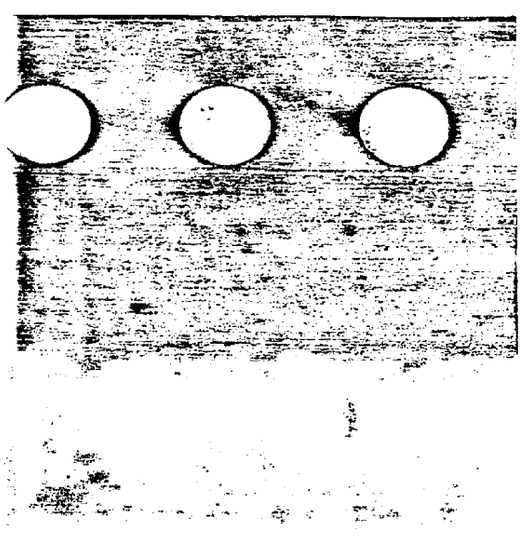
RECEIVED OF _____

FOR _____

BOOK 7567 PAGE 642

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 2050.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK CO

CAMT 2050.00-

CAMT 2050000.00

CON TX 5740.00

PRFEE 0.50

WDEED 15.00

TOTAL 5755.50

CHECK 5755.50

380083

IDENTIFI REFERENCE

JUN 8 4 24 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

06/08/88 01 16:26 0001 3147

No. 100015