BOOK 7567 PAGE 643

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

Address of New Owner(s):	Mortgagee:	Map-Parcel No.:
Key-Royal Realty No. VIII, Ltd.	SouthTrust Bank of Alabama, N.A.	119-9-272, 273, 258, and 259,
c/o Heritage Nissan, Inc.	222 3rd Ave. N.	
307 Thompson Lane	Suite 320	
Nashville, TN 37211	Nashville, TN 37201	

WARRANTY DEED

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, HERITAGE NISSAN, INC. ("Grantor") has this day bargained and sold, and does 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 306 and 308 Collier Avenue, 2900 Nolensville Road and 251 Thompson Lane, Nashville, Tennessee 37211.

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 Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except as herein set out.

Grantor further covenants and binds itself, its 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 Grantor has executed this instrument on this 8th day of June, 1988.

HERITAGE NISSAN, INC.

BY: _____
DONALD J. KITT, President

38084

IDENTIFICATION REFERENCE

JUN 8 4 25 PM '88

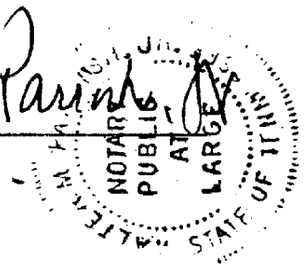
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Donald J. Kitt, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, upon oath, acknowledged himself to the President of HERITAGE NISSAN, INC. the within named bargainor(s), a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as President.

Witness my hand and and official.

Walter M. Parsink, Jr.
Notary Public



My Commission Expires: 9-11-90

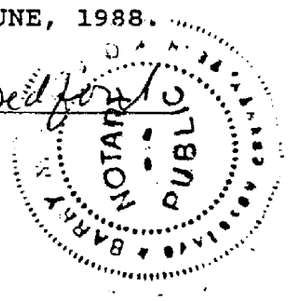
STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $1,314,000.00.

Walter M. Parsink, Jr.
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 F

MAP & PARCEL NO: 119-9-259
BEING parts of Lots Nos. 9 and 10 on the Plan of Rose V. Tanksley's Subdivision as of record in Book 547, page 56, Register's Office for said County.

BEGINNING on the southerly margin of Thompson Lane, as widened at the northeast corner of the property conveyed to Ratterman's American Service Center Company, by deed from Woodbine Laundry and Cleaners Company, of record in Book 3371, page 114, said Register's Office; thence with said Service Center Company's eastern boundary line South 4 deg. 33 min. west 74.62 feet and south 24 deg. 31 min. east 47.32 feet; thence easterly 74.4 feet, more or less, to the westerly margin of a 20 foot alley; thence with same northerly 128 feet, more or less, to the southerly margin of Thompson Lane, as widened; thence with the same westerly 90 feet, more or less, to the beginning.

BEING the same property conveyed to Heritage Nissan, Inc. by deed from John Gray and wife, Joanne M. Gray of record in Book 6756, page 793, Register's Office for Davidson County, Tennessee.

PARCEL G

MAP & PARCEL NO: 119-9-258
LAND in the 6th Civil District of Davidson County, Tennessee, being a part of Lots Nos. 9, 10 and 11 and a part of an alley now closed, and a triangular parcel lying south of said alley on the easterly margin of Nolensville Pike, said lots being a part of the Tanksley Subdivision, of record in Plat Book 547, page 56, Register's Office for said County, described as follows:

BEGINNING at a point in the easterly margin of Nolensville Pike, as widened, said point being opposite center line station 501/83.6 (which center line station is South 25 degrees 13' east 240.9 feet from the intersection of the center line of the Nolensville Pike with the center line of Thompson Lane, as widened, said point being in George D. Waller's northerly line; thence North 65 degrees 42' east 77.54 feet to an iron pin; thence south 87 degrees 02' 30" east 23.0 feet to an iron pin; thence North 24 degrees 31' 20" West 47.32 feet to an iron pin; thence north 4 degrees 33' east 74.62 feet to a point in the southerly margin of Thompson Lane as widened; thence westwardly, with said southerly margin and along a 0 degree 38.192' curve to the left 23.83 feet to a point, the point of tangency; thence continuing with said southerly margin of Thompson Lane, North 88 degrees 53' west 20.2 feet to a point at the beginning of a curve (whose included angle is 22 degrees 07' and radius of 118.0 feet); thence with said curve westwardly and southwardly 45.55 feet to a point, the beginning of a second curve (whose included angle is 72 degrees 06' and radius is 43.0 feet); thence with said curve westwardly and southwardly, 54.11 feet to a point, the beginning of a third curve (whose included angle is 22 degrees 07' and radius of 118.0 feet); thence with said curve, southwardly and eastwardly 45.55 feet to a point in the easterly margin of Nolensville Pike, as widened; thence with the said margin of Nolensville Pike, South 24 degrees 42' 30" east 60.4 feet to the beginning.

BEING the same property conveyed to Heritage Nissan, Inc. by deed from Kearney Cisco, Jr. and wife, Donna J. Cisco of record in Book 7412, page 186, Register's Office for Davidson County, Tennessee.

PARCEL H

MAP & PARCEL NO: 119-9-273
LOT No. 16 on the Plan of the Rose V. Tanksley Subdivision, as of record in Book No. 547, page 56, Register's Office for Davidson County, Tennessee.

SAID Lot No. 16 fronts 100 feet on the northerly margin of Collier Avenue and runs back between parallel lines 155.5 feet, more or less to a line in the rear.

BEING the same property conveyed to Heritage Nissan, Inc. by deed from Julia Tucker Sanders and husband, Joe M. Sanders of record in Book 7195, page 174, Register's Office for Davidson County, Tennessee.

PARCEL I

MAP & PARCEL NO: 119-9-272
LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of the Tanksley Subdivision, as of record in Book 547, page 56, Register's Office for said County, and more fully described as follows:

SAID Lot No. 15 fronts 100 feet on the northerly side of Collier Avenue and runs back between parallel lines 155.5 feet, more or less to a line in the rear.

BEING the same property conveyed to Heritage Nissan by deed from John R. Lamb and wife, Janie Elizabeth Lamb of record in Book 7403, page 157, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 7567 PAGE 647

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 1314000.00
CON TX 3679.20
PRFEE 0.50
WDEED 12.00
TOTAL 3691.70

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06/15/88 01 15:28 0001 3198

380084

IDENTIFICATION REFERENCE

JUN 8 4 25 PM '88

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 100016