This Instrument Prepared By:
Benjamin C. Fordham
Harwell Martin & Stegall
172 Second Avenue North
Nashville, TN 37219

RE RECORD | BOOK 7630 PAGE 881

Address New Owner:

Century Realty No. VII
Limited
c/o Key-Royal Automotive Co.
100 Corporate Ridge
Birmingham, AL 35243

Send Tax Bills To:

Same

Map-Parcel Numbers

43-1-9 43-5-1
43-1-10 43-5-2
43-1-11 43-5-4

BOOK 7617 PAGE 90

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, including the assumption of and agreement to pay the unpaid balance of two promissory notes, one a $700,000 Promissory Note dated February 3, 1982 payable to the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County and the other a $170,000 Deed of Trust Note dated May 30, 1986, payable to Frank M. Oakley and wife, Jeanie B. Oakley, the receipt of all of which is hereby acknowledged, LEE A. BEAMAN, Unmarried, the Grantor herein, has bargained and by these presents does transfer and convey unto CENTURY REALTY NO. VII LIMITED, an Alabama Limited Partnership, the Grantee herein, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE

TO HAVE AND TO HOLD the said tracts or parcels 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 he 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 himself, his heirs 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 my hand this 1st day of August, 1988.

Lee A Beaman by James W. Cameron III
LEE A. BEAMAN by James W. Cameron III
Attorney in Fact

RECORD: BOOK 7630 PAGE 862
BOOK 7617 PAGE 91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 1ST day of AUGUST, 1988, before me, personally appeared JAMES W. CAMERON III, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Lee A. Beaman and who acknowledged that he executed the same as to the free act and deed of said Lee A. Beaman.

Witness my hand, at office, this 1ST day of AUGUST, 1988.

Julie M Rowencak
Notary Public

My Commission Expires:

10/9/91

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer or value of property (whichever is greater) is $1,750,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

Sworn and subscribed
this 1ST day of
AUGUST 1988.

Julie M Rowencak
Notary Public

My Commission Expires:

10/9/91

EXHIBIT A BOOK 7630 PAGE 883

PROPERTY DESCRIPTION
TRACT 1
JULY 26, 1988

BOOK 7617 PAGE 92

BEING A TRACT OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE AND BEING PART OF LOT 3 ON THE PLAN OF RAGSDALE LANDS, AS OF RECORD IN PLAN BOOK 1, PAGE 31, CHANCERY COURT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE AND BEING BOUNDED ON THE WEST BY CSX RAILROAD, ON THE NORTH BY AMOUR ROAD, ON THE EAST BY GALLATIN PIKE AND ON THE SOUTH BY NESBITT LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF GALLATIN ROAD AND THE NORTH RIGHT-OF-WAY LINE OF NESBITT LANE;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF NESBITT LANE NORTH 86 DEG 05 MIN 00 SEC WEST, 277.85 FEET TO AN IRON PIN ON THE EAST SIDE OF THE CSX RAILROAD PROPERTY;

THENCE WITH THE RAILROAD PROPERTY NORTH 16 DEG 33 MIN 00 SEC EAST, 152.50 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF NASHVILLE ELECTRIC SERVICE PROPERTY,

THENCE WITH THE NASHVILLE ELECTRIC SERVICE PROPERTY SOUTH 76 DEG 52 MIN 00 SEC EAST 65.00 FEET TO AN IRON PIN;

THENCE NORTH 13 DEG 08 MIN 00 SEC EAST, 62.00 FEET TO AN IRON PIN,

THENCE NORTH 76 DEG 52 MIN 00 SEC WEST, 65.00 FEET TO AN IRON PIN ON THE EAST SIDE OF THE CSX RAILROAD PROPERTY,

THENCE WITH THE RAILROAD PROPERTY NORTH 14 DEG 07 MIN 55 SEC EAST, 270.36 FEET TO AN IRON PIN AT THE SOUTH RIGHT-OF-WAY LINE OF AMOUR ROAD,

THENCE WITH AMOUR ROAD SOUTH 84 DEG 00 MIN 15 SEC EAST, 181.96 FEET TO AN IRON PIN AT THE WEST RIGHT-OF-WAY LINE OF GALLATIN PIKE,

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF GALLATIN PIKE SOUTH 01 DEG 20 MIN 00 SEC WEST 469.50 FEET TO THE POINT OF BEGINNING

CONTAINING 103,712 SQUARE FEET (2.38 ACRES MORE OR LESS)

BEING the same property conveyed to LEE A. BEAMAN by deed from Ervin M. Entrekin of record in Book 608, page 2[illegible] Register's Office for Davidson County, Tennessee

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TRACT II

BEING A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING PART OF A 0.94 ACRE TRACT AS SHOWN ON THE MAP OF BRANSFORD REALTY COMPANY AMOUI SUBDIVISION AS OF RECORD IN PLAT BOOK 421 PAGES 38 AND 39, REGISTER'S OFFICE OF DAVIDSON COUNTY AND BEING BOUNDED ON THE SOUTH BY AMOUI ROAD, ON THE WEST AND NORTH BY CSX RAILROAD AND ON THE EAST BY GALLATIN PIKE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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BEGINNING AT AN IRON PIN CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF GALLATIN PIKE AND THE NORTH RIGHT-OF-WAY LINE OF AMOUI ROAD.

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF AMOUI ROAD NORTH 84 DEG 00 MIN 15 SEC WEST, 171.92 FEET TO AN IRON PIN AT THE EAST SIDE OF THE CSX RAILROAD PROPERTY;

THENCE WITH THE RAILROAD PROPERTY NORTH 20 DEG 26 MIN 16 SEC EAST, 104.81 FEET TO AN IRON PIN;

THENCE NORTH 23 DEG 44 MIN 29 SEC EAST, 166.34 FEET TO AN IRON PIN,

THENCE NORTH 29 DEG 14 MIN 03 SEC EAST, 128.06 FEET TO AN IRON PIN,

THENCE SOUTH 84 DEG 00 MIN 15 SEC EAST, 27.00 FEET TO AN IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF OF GALLATIN PIKE,

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF GALLATIN PIKE SOUTH 03 DEG 20 MIN 00 SEC WEST, 378.00 FEET TO THE POINT OF BEGINNING

CONTAINING 40,103 SQUARE FEET 0.92 ACRES MORE OR LESS)

Being the same property conveyed to Lee A. Beamar by deed from Frank M. Oakley and wife, Jeanie B. Oakley, of record in Book 6873, page 362, Register's Office for Davidson County Tennessee

EXHIBIT B

1. 1988 taxes, a lien, but not yet due and payable. (43-1-9, 10 & 11 and 43-5-1, 2 & 4)

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2. Subject to the chartered right of way of the Louisville and Nashville Railroad. (Parcels 1 & 2)

3. Right of way for Gallatin Road per easements of record. (Parcels 1 and 2)

RD BOOK 7630 PAGE 855

4. Plan of Ragsdale Lands of record in Plan Book 1, page 31, Chancery Court at Nashville, Register's Office of Davidson County, Tennessee. (Parcel 1)

5. Right of Way Deed executed by Thomas R. Buchanan and wife, Mabel F. Buchanan to the State of Tennessee of record in Book 2538, page 207, said Register's Office. (Parcel 1)

6. Easement for ingress and egress granted to the City of Nashville, acting by and through the Electric Power Board of the City of Nashville by W. E. Nix and wife, Laura H. Nix, of record in Book 2546, page 483, said Register's Office. (Parcel 1)

7. Right of Way agreement executed by Thomas R. Buchanan and wife, Mabel F. Buchanan to the Nashville Gas Company of record in Book 3161, page 193, said Register's Office. (Parcel 1)

8. Short Form Lease by and between Drew R. Maddux, Lessor, and Rivergate Datsun, Inc., Lessee, of record in Book 5206, page 911, said Register's Office. (Parcel 1)

9. Deed of Trust executed by Ervin M. Entrekin to John M. Grissim, Trustee, of record in Book 5849, page 5, said Register's Office, to secure to The Industrial Development Board of The Metropolitan Government of Nashville and Davidson County an indebtedness in the original principal amount of $700,000.00 subject to the terms and conditions therein. (Parcel 1)

10. Collateral Assignment of Rents and Leases by and between Ervin M. Entrekin and The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5849, page 16, said Register's Office. (Parcel 1)

11. Assignment from the Industrial Development Board of the Metropolitan Government of Nashville and Davidson County to Drew R. Maddux of record in Book 5849, page 29, said Register's Office. (Parcel 1

12. Financing Statement executed by Ervin M. Entrekin as Debtor and The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County as Secured Party of record in Book 5849 page 38, said Register's Office. (Parcel 1

13. Financing Statement executed by The Industrial Development Board of the Metropolitan Government of Nashville and Davidson County as Debtor and Drew R. Maddux as Secured Party of record in Book 5849, page 41, said Register's Office. (Parcel 1)

14. Financing Statement executed by Beaman Datsun, Inc., as Debtor and Nissan Motor Acceptance as Secured Party of record in Book 6359, page 993, said Register's Office, as amended by Financing Statements of record in Book 6537, page 133, Book 6781, page 570, Book 7016, page 171, and Book 7140, page 704, said Register's Office. (Parcel 1

15. Consent to Lease, Substitution and Assignment of Lease, and

Consent to Deed of Trust and further Assignment of Rents and Profits by and between Drew R. Maddux and Lee A. Beaman of record in Book 7506, page 194, said Register's Office. (Parcel 1)

BOOK 7617 PAGE 95

16. Map of Bransford Realty Company Amqui Subdivision as of record in Book 421, pages 38 and 39, said Register's Office. (Parcel 2).

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17. Easements to State of Tennessee for right-of-way and widening of Gallatin Road of record in Book 2494, pages 203 and 205, said Register's Office. (Parcel 2).

18. Right-of-way Easement to South Central Bell Telephone Company of record in Book 6360, page 166, said Register's Office. (Parcel 2).

19. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage from Frank M. Oakley and Jeanie N. Oakley of record in Book 6785, page 272, said Register's Office. (Parcel 2).

20. Lease Agreement between Frank Oakley and The Lamar Corporation dated March 12, 1984. (Parcel 2).

21. Lease between Beaman Nissan, Inc. as Lessor and The Lamar Corporation as Lessee of record in Book 7173, page 201, said Register's Office. (Parcel 2).

BCF b

RE-RECORD
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Aug 19 9 42 AM '11

Aug 3 12 17 PM '88