Bk 37

NAME AND ADDRESS OF NEW OWNERS:	NAME AND ADDRESS OF PERSON(S) RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PARCEL NOS.
		43-9-22 43-9-23
Chen-Yong Lien, et ux. 2648 Woodberry Drive Nashville, TN 37214	Chen-Yong Lien, et ux. 2648 Woodberry Drive Nashville, TN 37214	

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, David Sanford and Hollingsworth Oil Co., Inc., d/b/a Genuine Auto Parts (the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto the said Chen-Yong Lien and wife, Ciou Lou Lien (the "Grantees"), their heirs and assigns, certain real estate in Davidson County, Tennessee, described in Exhibit A which is attached hereto and incorporated herein by reference, together with all improvements, buildings and structures located thereon (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the matters set forth in Exhibit B, which is attached hereto and incorporated herein by reference.

This is improved property, known as 337 Gallatin Road, North, Madison, Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title, and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

And Grantors do covenant with the said Grantees that Grantors are lawfully seized and possessed of the Property in fee simple, that they have a good right to convey the Property, and that the same is unencumbered except as set forth in Exhibit B hereto.

Grantors do further covenant and bind themselves, their successors, heirs and representatives, to warrant and forever defend the title to the Property to the said Grantees, their

This Instrument Prepared By:
J. GREER CUMMINGS, JR.
ATTORNEY AT LAW
222 THIRD AVENUE N.
P. O. BOX 198052
NASHVILLE, TENNESSEE 37219

heirs and assigns, against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed on this 6th day of December, 1988.

David Sanford, d/b/a Genuine Auto Parts

HOLLINGSWORTH OIL CO., INC., d/b/a Genuine Auto Parts

By: _____
Title: _____

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Pamela A. Simone, Notary Public, David Sanford, d/b/a Genuine Auto Parts, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 6th day of December, 1988.

Notary Public

My Commission Expires: _____

PAMELA A. SIMONE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Pamela A. Simone, Notary Public, Ronnie Hollingsworth, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained and who further acknowledged that he is President of Hollingsworth Oil Co., Inc., d/b/a Genuine Auto Parts, a Tennessee corporation, and is authorized to execute this instrument on behalf of said corporation.

WITNESS my hand, at office, this 6th day of December, 1988.

Notary Public

My Commission Expires: _____

PAMELA A. SIMONE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Chen yong Sun
Affiant

Subscribed and sworn to before me this 6th day of December, 1988.

Pamela A. Simone
Notary Public

My Commission Expires: My Commission Expires May 20, 1992

EXHIBIT A

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Map of the Division of the Gee Lands, as of record in Book 332, page 74, Register's Office for Davidson County, Tennessee, being Lots Nos. 2 and 3 on the unrecorded map of the Subdivision of the East part of Lot No. 1 of the Gee Lands, described according to a survey made by Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, dated October 25, 1988, and updated November 7, 1988, as follows:

BEGINNING at an iron pin in the westerly right-of-way of the Gallatin Road (U.S. Highway 31-E), said pin being 46 feet along a radial line from a point in the centerline of said Road being northeasterly 723 feet along said centerline from its intersection with the centerline of Old Hickory Boulevard; thence, leaving said right-of-way with the northerly boundary line of property owned by Quaker State Minit Lube, of record in Deed Book 7601, page 572, in the Register's Office of Davidson County, Tennessee, and continuing with the northerly boundary line of property owned by Dennis Franklin Butler and wife, of record in Deed Book 7668, page 976, in said Register's Office, North 80 degrees 25 minutes 14 seconds West 181.75 feet to an iron pin in the easterly margin of a 25 foot wide alley; thence, with said margin, North 6 degrees 42 minutes 32 seconds East 100.00 feet to an iron pin; thence, with the southerly boundary line of property owned by George P. Morris, of record in Deed Book 5240, page 411, in said Register's Office, South 83 degrees 27 minutes 47 seconds East 185.26 feet to an iron pin intercepting a curve in said westerly right-of-way of Gallatin Road concave to the West and having a radius of 2834.80 feet; thence, with said curve and right-of-way, southerly an arc distance of 109.73 feet through a central angle of 2 degrees 13 minutes 04 seconds to the beginning, and containing 0.442 acre, more or less.

Being the same property conveyed to David Sanford and Hollingsworth Oil Co., Inc., d/b/a Genuine Auto Parts, by deed from Evelyn G. Wood, et al., of record in Book 7161, page 390, Register's Office for Davidson County, Tennessee.

EXHIBIT B

1. 1988 real property taxes, which have been prorated and assumed by the Grantees;

2. Easement in favor of Tennessee Electric Power Company, of record in Book 986, page 329, Register's Office for Davidson County, Tennessee; and

3. Lease Agreement by and between David Sanford and The Lamar Corporation, of record in Book 7672, page 108, said Register's Office.

4. All matters shown on the survey of Joe M. Cummings, Tennessee Registered Land Surveyor No. 1513, dated October 25, 1988, and updated November 7, 1988.

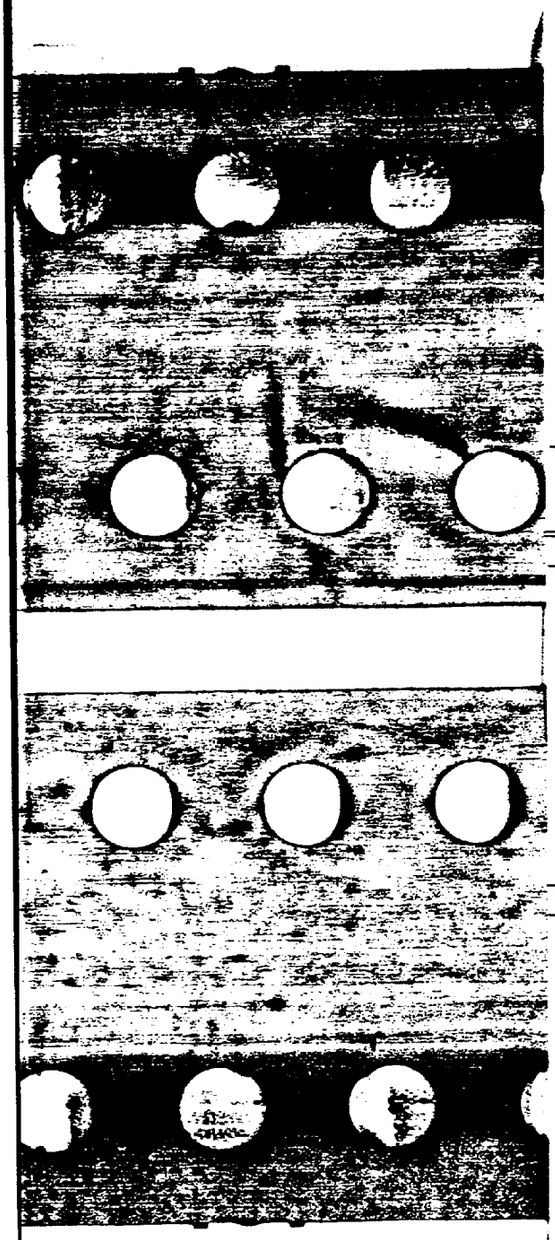
9.1357.

IDENTIFICATION REFERENCE

4027 12/06 0101 03CHECK 675.50

DEC 6 3 48 PM '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 7721 PAGE 348

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
200000.00
CON TX 660.00
PRFEE 0.50
TDEED 15.00
ERR CO
TDEED 15.00-
WDEED 15.00
TOTAL 675.50
CHECK 675.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/06/96 01 15:30 0001 4827

91357

IDENTIFICATION REFERENCE

Dec 6 3 00 PM '96

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 161037