Joseph B. Pitt, Jr., Attorney
First American Center
Nashville, Tennessee 37238
00257846

WARRANTY DEED

BOX 35 BOOK 7769 PAGE 788

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
James Alvin Crossman (NAME)	No Mortgagee (NAME)	MAP 120PARCEL 97
4420 Herbert Place (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	FBH 2DA - 00450
Nashville, Tn 37215 (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,

Automotive Franchise Corporation, a Tennessee corporation

James Alvin Crossman

have this day bargained and sold, and do hereby transfer and convey unto the said _____

_____ *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 $ 280,000.00

Subscribed and sworn to before me this the 1st *day of* February *19* 89

James Alvin Crossman
Affiant

My commission expires: My Commission Expires MAR. 5, 1992 *(Affix Seal)*

Notary Public

unimproved ( )
This is 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.

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 1st *day of* February *19*89*, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Automotive Franchise Corporation, a Tennessee corporation

BY: _____

ITS: President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me _____, *a Notary Public in and for said County and State* _____

the within named bargainor _____, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that* _____ *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at _____ *Tennessee, this* _____ *day of* _____, *19*____.

_____ *Notary Public*

Commission expires _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Rebecca Dorminey, *a Notary Public of the State and County aforesaid, personally appeared* Joseph R. Dockery, *with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged* him *self to be* President *of the* Automotive Franchise Corporation, *the within named bargainor, 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* him *self as* President

Witness my hand and seal, at office in Nashville
this 1st *day of* February, *19* 89

Rebecca Dorminey *Notary Public*

My Commission Expires [illegible]
Commission expires _____

6028 02/09 0101 03CHECK 930.00

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 Automotive Franchise Corporation, a Tennessee corporation by deed from Henry Horrell and wife, Kathleen B. Horrell of record in Book 7558, page 522 Register's Office for Davidson County, Tennessee.

WARRANTY DEED

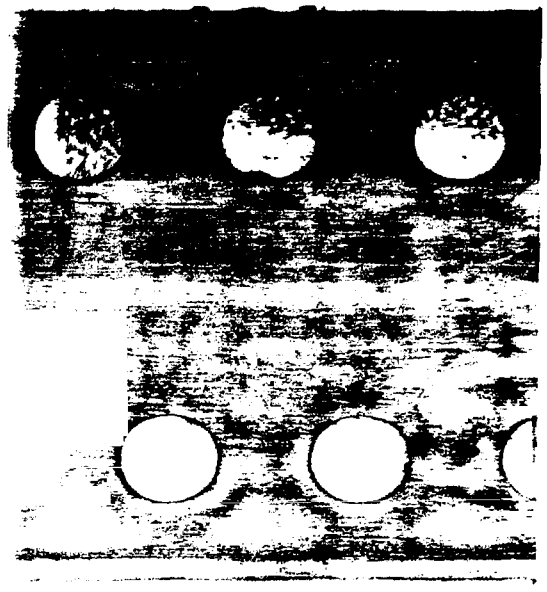
FROM

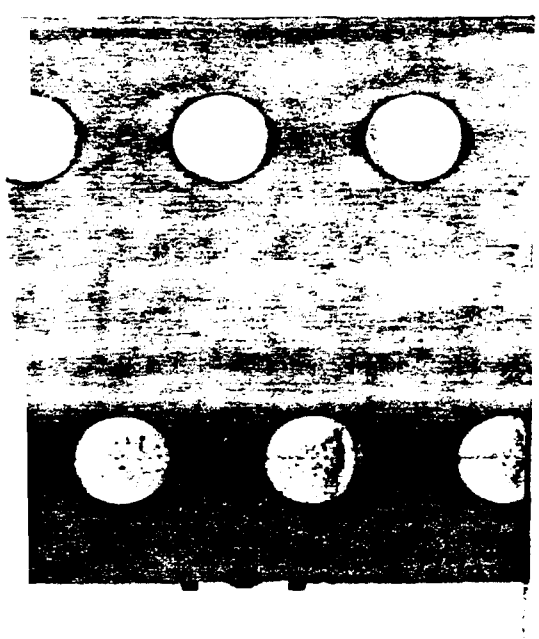
TO

07984

FEB 9 11 45 AM '89

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





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7769 PAGE 790

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
280000.00
CON TX 924.00
PRFEE 0.50
WDEED 6.00
TOTAL 930.50
CHECK 930.50
02/09/89 01 11:49 0001 6028

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

079884

TENNESSEE REAL ESTATE TRANSFER TAX

FEB 9 11 46 AM '89

FILED IN THE OFFICE OF THE REGISTER OF DAVIDSON COUNTY

No. 180514