THIS INSTRUMENT PREPARED BY: **WILKINS & IVEY**, Attorneys
2405 Crestmoor Road, Nashville, Tennessee 37215-0157

BOOK 7915 PAGE 50

ADDRESS NEW OWNER:
Jimmy Roy Mitchell
1013 N. Gallatin Road
Nashville, TN 37206

MORTGAGEE:
SAME

MAP-PARCEL NUMBERS:
MAP 51-08
PARCEL 100
11D-65740

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, Don F. Pierce and wife, Vadis L. Pierce hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Jimmy Roy Mitchell and William David Mitchell hereinafter called the Grantee, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: To-Wit:

LAND in Davidson County, Tenneseee, being the south part of Lot No. 3 and the northerly part of Lot No. 2 on the Map showing the Subdivision of Lots Nos. 2 and 5 of Montague Subdivision, as of record in Book 421, page 192, Register's Office for said County, and described according to a copy of a survey made by Hickerson and Smith Engineering Company, dated December 22, 1964, as follows:

BEGINNING at a point in the east margin of Gallatin Road, as now widened and located in the west line of a 50-foot strip for Street purposes, running along the east line of the Nashville & Gallatin Interurban Railroad right of way, now abandoned, as shown on the plan of record in Book 421, page 192, above referred to; said point also being 140 feet south of the south margin of Brink Haven Avenue, at an iron pin; thence easterly parallel to the south line of Brink Haven Avenue, South 62 degrees 30 minutes East, 192 feet to an iron pin; thence South 27 degrees 30 minutes West 75 feet to an iron pin; thence North 62 degrees 30 minutes West 192 feet to an iron pin in the east margin of said Gallatin Road, as now widened; thence with the margin of the same, North 27 degrees 30 minutes East 75 feet to the point of beginning.

Being the same property conveyed to Transmission Parts, Inc. by deed from Nelson Trabue and wife, Jane C. Trabue, of record in Book 4082, page 166, Register's Office for Davidson County, Tennessee; and being the same property conveyed to Don F. Pierce by Mr. Transmission, Inc., the present corporate name, formerly Transmission Parts, Inc., of record in Book 4455, page 6, Register's Office for Davidson County, Tennessee.

This is (an) improved property, known as 1013 N. Gallatin Road, Nashville, TN 37206.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever; and Grantor covenants with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor further covenants and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever. (As to a corporate or partnership party, the reference to "heirs" shall be deemed to read "successors".)

Witness the execution hereof this 9th day of August, 19 89.

Vadis L. Pierce

Don F. Pierce

STATE OF TENNESSEE
COUNTY OF Davidson

5801 08/15 0101 03CHECK 799.00

On this 9th day of August, 19 89, before me personally appeared Don F. Pierce and wife, Vadis L. Pierce, 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 acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC DAVIDSON CO.

Elaine Ramsey
Notary Public

My Commission Expires: 3-27-93

STATE OF TENNESSEE
COUNTY OF _____

Before me, the undersigned, of the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ____self to be the President (or other officer authorized to execute the instrument) of the _____ _____, the within named bargainor, a corporation, and that he as such _____, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by ____self as _____. Witness my hand and official seal, at office in _____, Tennessee, this _____ day of _____, 19___.

My Commission Expires:_____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 240,000.00 .

Tanya Lopez
Affiant

Subscribed and sworn to before me, this the 9th day of August, 19 89.

My Commission Expires: 3-27-93

Elaine Ramsey
Notary Public

57864

WARRANTY DEED

from:

Don F. Pierce and wife,
Vadis L. Pierce

to:

Jimmy Roy Mitchell and
William David Mitchell

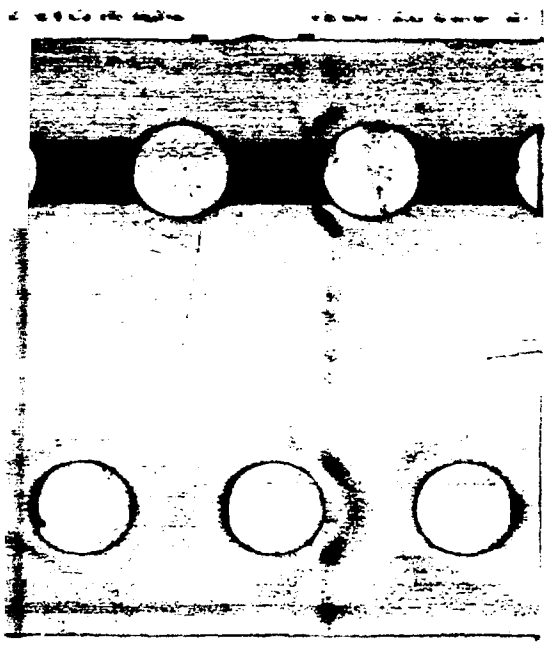
IDENTIF. TREFERENCE

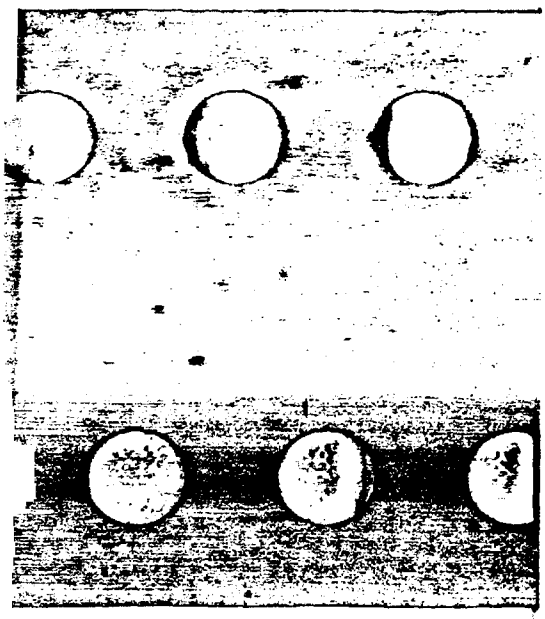
AUG 15 9 50 AM '89

FELIX Z. WILSON REGISTER
DAVIDSON COUNTY TN.

WILKINS & IVEY

Attorneys at Law
2405 Crestmoor Road
P.O. Box 150157
Nashville, Tennessee 37215-0157





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 7915 PAGE 52

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 240000.00
CON TX 792.00
PRFEE 1.00
WDEED 6.00
TOTAL 799.00
CHECK 799.00
08/15/89 01 09:52 0001 5801

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

57864

IDENTIF. REFERENCE

AUG 15 9 50 AM '89

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 239074