mail

THIS INSTRUMENT PREPARED BY: Homer R. Ayers, Attorney At Law
Bank of Goodlettsville, Suite 201
112 Long Hollow Pike
Goodlettsville, Tennessee 37072

1992 06 29 0101 03CHECK 287.50

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Whitt's Auto Sales, Inc. 515 Gallatin Pike, North Goodlettsville, TN 37072	Same as New Owner	Map 34, Par. 23 11D-27755 and Map 34, Par. 21 11D-27745

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, AMERICAN LEGION POST 105, a Tennessee Corporation, by and through it authorized corporate officer, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto WHITT'S AUTO SALES, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:
LAND in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner and Sumner, Inc., dated October 22, 1965 as follows:

BEGINNING at an iron pin in the center of Old Dry Creek Road, same being 110.88 feet west of the Louisville and Nashville Railroad right-of-way and a corner to Lewis Farris; thence with the approximate center line of said Road, North 45 deg. 50 min. West 308.55 feet to an iron pin; thence North 74 deg 50 min. West 132.00 feet to an iron pin; thence crossing Dry Creek, North 11 deg. 39 min. West 198.00 feet to an iron pin; thence recrossing said Dry Creek North 80 deg. 22 min. east 405.90 feet to an iron pin; thence South 1 deg. 17 min. West 511.50 feet to the beginning, containing 2.78 acres, more or less.

BEING the same property conveyed to American Legion Post 105, by deed from H. E. McClanahan and wife, Mrs. H. E. McClanahan, of record in Book 4441, page 648, Register's Office for Davidson County, Tennessee.

TRACT NO. 2:
LAND in the 11th Civil District of Davidson County, Tennessee, beginning at an iron pin on the north side of Dry Creek Road 110.88 feet west of the Louisville and Nashville Railroad right-of-way; thence North 1 deg. 17 min. East 511.50 feet to an iron pin; thence East 82.5 feet to the West line of the said railroad right-of-way to a point; thence South with the same 525 feet more or less to the north boundary line of Old Dry Creek Road; thence west with the margin of the same to the point of beginning.

BEING the same property conveyed to American Legion Post 105, by deed from Frank P. Reynolds, Trustee and Frank P. Reynolds, individually and wife, Mrs. Frank P. Reynolds, of record in Book 4441, page 650, Register's Office for Davidson County, Tennessee.

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, its successors and assigns, forever.

And the GRANTOR, does covenant with the said GRANTEE, that it is lawfully seized and possessed of said land in fee simple, has a good right to convey same and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1990, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid in full by the GRANTEE, when due.

And the GRANTOR, does further covenant and bind itself, its successors, assigns 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 on this the 15th day of June, 1990.

AMERICAN LEGION POST 105

BY: John E. Travis
JOHN E. TRAVIS, President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid personally appeared JOHN E. TRAVIS, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the President of AMERICAN LEGION POST 105, the within named bargainor, a Tennessee Corporation, and that he as such authorized officer, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by himself as such President.

WITNESS my hand and official seal at office, this the 15th day of June, 1990.

Patsy C. Davidson
NOTARY PUBLIC

My commission expires: 12/29/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

Affiant

Sworn to and subscribed before me, this the 15th day of June, 1990.

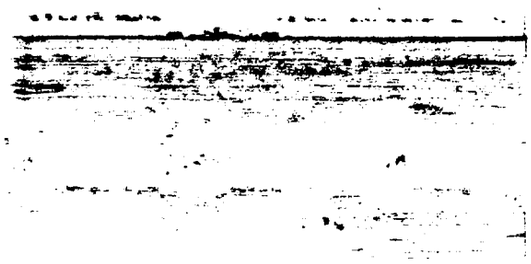
Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires: 12/29/93

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

3516 5

JUN 20 9 23 AM '90



OFFICIAL RECEIPT

FELIX Z. WILSON, II

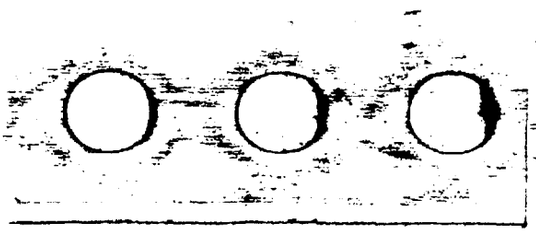
REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8134 PAGE 680

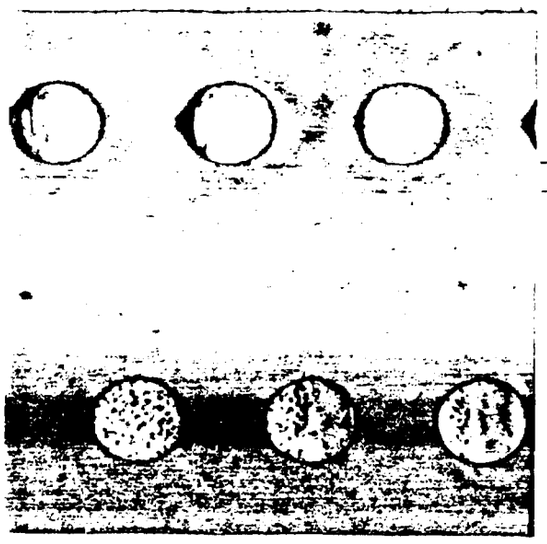


CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	85000.00
CON TX	280.50
PRFEE	1.00
WDEED	6.00
TOTAL	287.50
CHECK	287.50

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 001 1902



35165

IDENTIFICATION REFERENCE

JUN 20 9 23 AM '90

FELIX Z WILSON JR REGISTER
DAVIDSON COUNTY TN

No. 329540