BOOK 8259 PAGE 493

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 19 90

Notary Public

MY COMMISSION EXPIRES: March 11, 1991
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, 388 Harding Place, Suite C, Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Una Upholstery and Body Shop,	Inc. SAME	MAP 135
(NAME)	(NAME)	
2008 Smith Springs Road		PT. PAR 136, 137
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Lloyd D. Myatt and wife, Margaret Myatt

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Una Upholstery and Body Shop, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See attached "EXHIBIT "A"

Margaret Myatt joins in this conveyance to convey any and all martial right she may have.

This conveyance is made subject to any and all existing easements and restrictions of record.

80312

IDENTIF. REFERENCE

Dec 18 [illegible]

[illegible]
DAVIDSON COUNTY TN

0204 12/13 0101 08CHECK 211.00

This is unimproved ( ) improved (X) property, known as 2008 Smith Springs Road, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 hand s this 20th day of November, 19 90

Lloyd D. Myatt

Margaret Myatt

Lloyd D. Myatt

Margaret Myatt

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lloyd D. Myatt and wife, Margaret Myatt

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 20th day of November 19 90

Commission expires March 11, 1991

Mark A. Ellmore
Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

_____
Notary Public

WARRANTY DEED

FROM

oyd D. Myatt and wife, Margaret Myatt

TO

a Upholstery and Body Shop

RETURN TO:

Mark A. Ellmore
388 Harding Place, Suite C
Nashville, Tennessee 37211

EXHIBIT "A"

PROPERTY DESCRIPTION

LAND IN THE 2ND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS: BOUNDED: ON THE NORTH AND EAST BY AVALON MYATT CLINARD, BOOK 5207, PAGE 563, ON THE SOUTH BY SMITH SPRINGS ROAD AND ON THE WEST BY EMMETT C. SMITH, BOOK 1092, PAGE 265.

BEGINNING AT A IRON PIN IN THE NORTH MARGIN OF SMITH SPRINGS ROAD, SAID PIN BEING THE SOUTHWEST CORNER OF THE TRACT HEREIN DESCRIBED AS OF RECORD IN BOOK 5207, PAGE 561 R.O.D.C., TENNESSEE AND ALSO BEING 106 FEET EASTWARDLY FROM THE CENTER LINE INTERSECTION OF OLD MURFREESBORO ROAD;

THENCE THE FOLLOWING CALLS:

N	14°	59'	37" E	96.69 FEET
N	17°	10'	25" E	120.00 FEET
S	52°	47'	21" E	121.33 FEET
S	15°	39'	25" W	160.19 FEET

TO AN IRON PIN ON THE NORTH MARGIN OF SMITH SPRINGS ROAD; THENCE WITH THE NORTH MARGIN OF SMITH SPRINGS ROAD, N 82° 30' 38" W 12.47 FEET; THENCE WESTARDLY 79.33 FEET WITH THE ARC OF A CURVE TO THE LEFT THAT HAS A RADIUS OF 325 FEET AND A CHORD BEARING AND DISTANCE OF N 79° 12' 11"W 79.14 FEET; THENCE N 82° 30' 38" W 23.95 FEET TO THE POINT OF BEGINNING AND CONTAINING 21,539 SQUARE FEET OR 0.50 ACRES ACCORDING TO A SURVEY BY CAMPBELL SURVEYING COMPANY,INC.

TEMPORARY CONSTRUCTION EASEMENT

Beginning at a point on the new north right-of-way line of Smith Springs Road that is on the common line of Lloyd D. Myatt and Avalon Myatt Clinard and 25 feet left of centerline Station 5+55; thence,

1. North 82 degrees 30 minutes 38 seconds West, 12.47 feet; thence,

2. With a line 25 feet from and parallel with the centerline 79.53 feet to a point on the old existing 16.5 foot right-of-way; thence,

3. With said line, North 82 degrees 30 minutes 38 seconds West, 15 feet to a point that is 30 feet West, 15 feet to a point that is 30 feet from the new centerline; thence,

4. Eastwardly with a line 30 feet from and parallel with the centerline 34 feet to a point that is 30 feet left of Station 4+85; thence,

5. Northwardly, radially with the centerline 5 feet; thence,

6. Eastwardly with a line 35 feet from and parallel to the centerline 35 feet from and parallel to the centerline 41 feet to a point that is 35 feet left of Station 5+25; thence,

7. Northwardly, radially to the centerline 5 feet; thence,

8. Eastwardly with a line 40 feet from and parallel with the Centerline 18 feet to a point that is 40 feet left of Station 5+42.53; thence,

9. South 82 degrees 30 minutes 38 seconds East, 12.47 feet to a point on Clinards West line; thence,

10. Southwardly with said line, 15 feet to the beginning and containing 0.03 of an acres, more or less.

Said temporary contruction easement to be abandoned upon completion of construction.

Being part of the same property conveyed to Lloyd D. Myatt by deed from Ottis R. Slate and wife, Nora J. Slate, of record in Book 5207, page 561, Register's Office for Davidson County, Tennessee., and being the same property conveyed to Metropolitan Government of Nashville & Davidson County, Tennessee of record in Book 8220, page 702, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	60000.00
CON TX	198.00
PRFEE	1.00
MTEED	12.00
TOTAL	211.00
CHECK	211.00

12/18/90 01 12:03 0001 0204

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

80312

IDENTIF. REFERENCE

DEC 18 12 04 PM '90

DAVIDSON COUNTY TN

No. 382614