FILE BOX 45

FROM: GEORGE W. HOLDER, JR.

This instrument prepared by:
RICHARD NORTHCUTT, ATTORNEY
25 Century Blvd., Suite 202
Nashville, TN 37239

TO: HENRY FRANKLIN CLAY, d/b/a
FRANK'S AUTOMOTIVE TRANSMISSION SHOP

BOOK 8280 PAGE 516

Address of New Owner:	Send Tax Bills to:	Map-Parcel No.
Henry Franklin Clay	New Owner	Map 96-13
941 Allen Road		Parcel 157
Nashville, TN 37214		3DZ-59988

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $100.000.00.

Henry F Clay
Affiant

Subscribed and sworn to before me, this the 14th day of January, 1991.

Notary Public

My Commission Expires: 5-8-91

SPECIAL WARRANTY DEED

FOR AND IN 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, George W. Holder, Jr., unmarried, hereinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto Henry Franklin Clay, d/b/a Frank's Automotive Transmission Shop, hereinafter called the GRANTEES, their heris and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:
LAND in Davidson County, Tennessee, the Third Civil District, according to a survey made by Robert H. Meade, P.E., dated August 11, 1965, and revised September 8, 1965, more particularly described as follows:

BEGINNING at a point in the southern margin of Allen Road at a point 210 feet from the southeast corner of Donelson Pike and Allen Road in an easterly direction from said corner; thence along the southerly margin of Allen Road in a direction South 79 deg. 31' east a distance of 100 ft. to an iron pin; thence south 4 deg. 34' west 201 feet to an iron pin; thence north 79 deg. 31' west 72.6 ft. to an iron pin; thence north 0 deg. 07' west a distance of 205.7 feet to an iron pin in the southerly margin of Allen Road, the point of beginning.

**

This is improved property known as 941 Allen Road; Nashville, TN 37214.

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEES, their heirs and assigns, forever.

GRANTOR further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

IN WITNESS WHEREOF, GRANTOR has caused this Special Warranty Deed to be executed on the 18th day of January, 1991.

1/18/91

George W. Holder, Jr.

**Being the same property conveyed to George W. Holder, Jr. by deed from Richard B. Hessey and Constance Lynn Hessey, of record in Book 7120, page 824, said Register's Office.

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STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named George W. Holder, Jr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 18th day of January, 1991.

My Commission Expires: 5-8-91

Notary Public

88107

IDENTIF. TREFERENCE

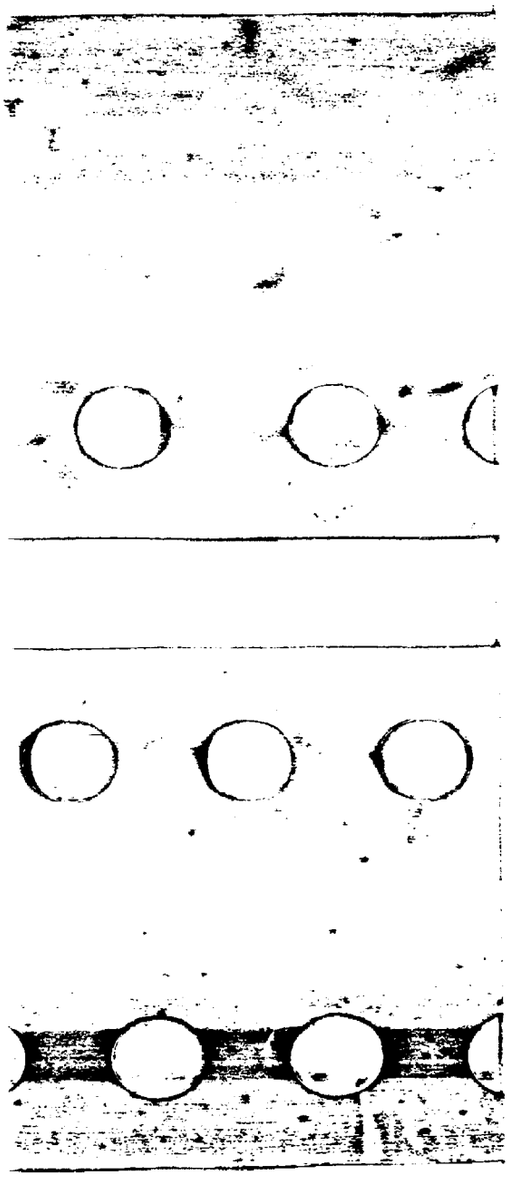
JAN 24 9 10 AM '91

FELIX Z. WILSON
DAVIDSON COUNTY TN.

7550 01/24 0101 03CHECK 337.00

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 100000.00
				CON TX 330.00
				PRFEE 1.00
				WDEED 6.00
				TOTAL 337.00
				CHECK 337.00

01/24/91 01 09:08 0001 7830

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

88107

IDENTIF. REFERENCE

JAN 24 9 10 AM '91

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TN.

No. 391665