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

WARRANTY DEED

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Quality Transmission Rebuilders, Inc. 2152 Long Hollow Pk Hendersonville, Tn. 37075	Same as New Owner	Map 41-16 Parcel 25 Field Book I.D. No.: 12B135

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, BANK OF GOODLETTSVILLE, a Tennessee banking corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto QUALITY TRANSMISSION REBUILDERS, 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:
Being Lot No. 1 on the Resubdivision of Tract 3 Reserved for Commercial Bellshire Estates, Section 5, of record in Book 4595, page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Bank of Goodlettsville by deed from Homer R. Ayers, Substitute Trustee, by deed from of record in Book 8359, page 852, Register's Office for Davidson County, Tennessee.

The mailing address for the said property is 3730 Dickerson Pike, #401, Nashville, Tennessee, 37207.

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 it and warrant that the same is unencumbered, except as follows:

1. Taxes for the year 1991, which are a lien but not yet due and payable, which have been prorated between the parties and which will be paid in full by the GRANTEE when due.

2. Subject the Plan of record in Book 4595, page 40, said Register's Office, which shows an owner's certificate and a 2.5 x 25-foot utility anchor easement located on the northeasterly and southwesterly corners of said lot; and which states "This lot is not to be used as a building site until approved by the Metropolitan Health Department."

3. Subject to Easement for sanitary sewers and/or storm drainage granted to the Metropolitan Government of Nashville and Davidson County of record in Book 5713, page 760, said Register's Office.

And the GRANTOR, does further covenant and bind itself, its successors 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 our hands on this the 21st day of June, 1991.

"GRANTOR"
BANK OF GOODLETTSVILLE

BY: Daniel Hawkins
DANIEL HAWKINS, Vice President

"GRANTEE"
QUALITY TRANSMISSION REBUILDERS, INC.

BY: B. Alan Pickering
B. ALAN PICKERING, PRESIDENT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared DANIEL HAWKINS, with whom I am personally acquainted and who acknowledged himself to be the VICE PRESIDENT of BANK OF GOODLETTSVILLE, the bargainor(s), a corporation, and as such VICE PRESIDENT, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as VICE PRESIDENT.

WITNESS my hand and official seal, this the 21st day of June, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared B. ALAN PICKERING, with whom I am personally acquainted and who acknowledged himself to be the PRESIDENT of QUALITY TRANSMISSION REBUILDERS, INC., the bargainor(s), a corporation, and as such PRESIDENT, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself as PRESIDENT.

WITNESS my hand and official seal, this the 21st day of June, 1991.

NOTARY PUBLIC

My Commission Expires: 12/29/93

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Sworn to and subscribed before me, this the 21st day of June, 1991.

NOTARY PUBLIC

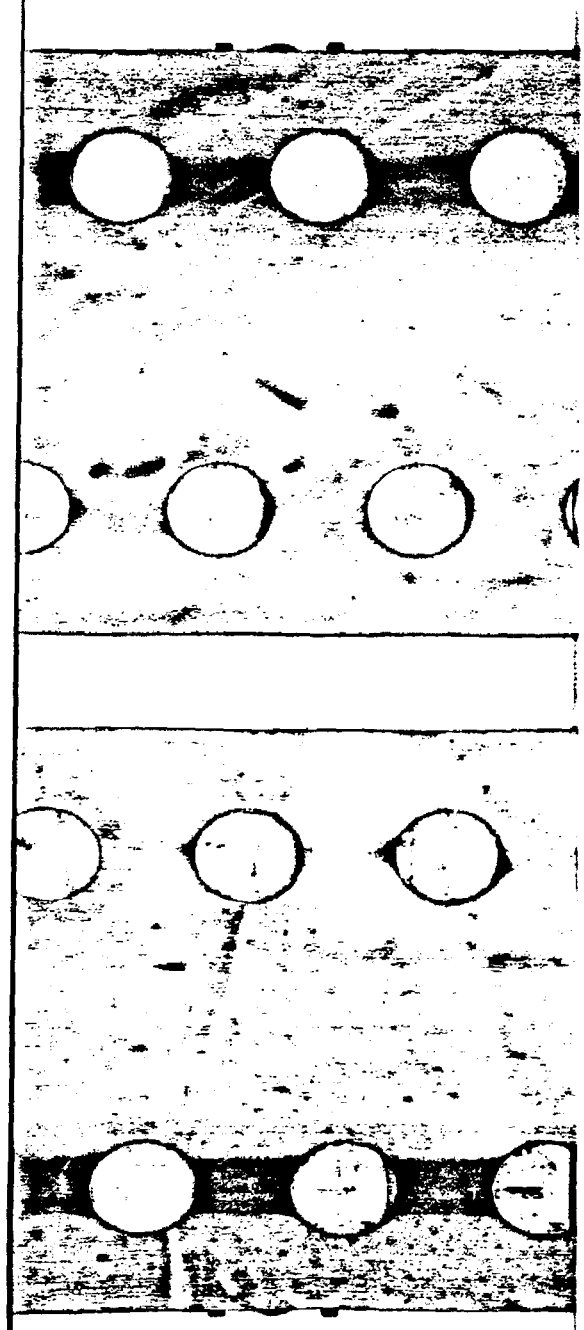
My Commission Expires: 12/29/93

3744 06/24 0101 03CHECK 815.50

JUN 24 9 14 AM '91

IDENTIFICATION REFERENCE

2473.8.



OFFICIAL RECEIPT

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

RECEIVED OF _____

FOR _____

BOOK 8380 PAGE 771

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 245000.00
CON TX 808.50
PRFEE 1.00
WDEED 6.00
TOTAL 815.50
CHECK 815.50

06/24/91 01 09:15 0001 6744

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

2 4. 7. 3. 8.

IDENTIFICATION REFERENCE

JUN 24 9 14 AM '91

FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY

No. 433747