Box 17

THIS INSTRUMENT WAS PREPARED BY:
M. NORRIS JENKINS, ATTORNEY AT LAW
Suite 230 - 392 Harding Place, Nashville, TN 37211

WARRANTY DEED

Address of New Owner(s):	Send Tax Bills To:	Map/Parcel Numbers:
T N Auto Mart, Inc. 1703 8th Avenue North Nashville, TN 37208	Same	Map 124 Parcel 84

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged;

Marshall Carter and Irene Carter, both unmarried

hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto

T N Auto Mart, Inc.

hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of Tennessee, described as follows, to-wit:

Tract 17:
Land in the 4th Civil District of Davidson County, Tennessee, and being described according to a survey by J. Bruce Rainey, Surveyor No. 823 dated July 15, 1981, and revised October 10, 1983, and known as Job No. 83-340 as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of this tract and also being 248.48 deg. west of the intersection of the southerly margin of Hobson Pike and the original easterly line of the Belinda City, Inc. property, of which this is a part; thence leaving the margin of the said Hobson Pike south 06 deg. 54' 25" west 1200.03 feet to an iron pin; thence south 17 deg. 07' 31" west 493.21 feet to an iron pin in the line of the U.S. Government; thence with the Government line north 86 deg. 51' 25" west 271.65 feet to an iron pin on the southerly margin of said Pike; thence with the southerly margin of said Pike north 86 deg. 11' 30" east 391.20 feet to the point of beginning, containing 13.65 acres more or less.

This conveyance is subject to and includes a 25 foot joint use easement for the purpose of constructing and maintaining water lines for this and other property, being more particularly described as follows:

Beginning at an iron pin on the southerly margin of Hobson Pike, said point of beginning being the Northeast corner of the above-described tract; thence with the margin of said Hobson Pike south 86 deg. 11' 30" west 830.48 feet to a point; thence crossing Hobson Pike north 09 deg. 14' 44" East 993.44 feet to a point on the southerly margin of Pugh Road; thence with the margin of the same North 83 deg. 32' 39" West 25.03 feet to an iron pin; thence leaving the margin of said Road and with a fence south 09 deg. 14' 44" West 998.03 feet to a point on the northerly margin of Hobson Pike; thence crossing said Hobson Pike and continuing south 09 deg. 14' 44" West 81.26 feet to a point on the southerly margin of said Pike; thence continuing South 09 deg. 14' 44" West 25.66 feet to a point; thence north 86 deg. 11' 30" east 857.21 feet to a point on the easterly line of the above described tract; thence with the easterly line north 06 deg. 54' 25" east 25.44 feet to the point of beginning.

Being part of the same property conveyed to Marshall Carter and Irene Carter by Substitute Trustee's Deed from Ronald E. Mills, as Substitute Trustee, of record in Book 8631, page 858, Register's Office for Davidson County, Tennessee.

Subject to an easement for transmission lines of record in Book 2335, page 482, and easement for TVA right of way of record in Book 5055, page 857, Register's Office for Davidson County, Tennessee.

This property is made subject to a ten (10) foot easement for public utilities along the front of the property.

Subject to Restrictions of record in Book 7618, page 423, said Register's Office.

This is the same description as used in previous deed.

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(s) their heirs and assigns, forever; and we do covenant with the said Grantee(s) 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 assigns, to warrant and defend title 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 hands this 31st day of August, 1992.

Marshall Carter
MARSHALL CARTER

Irene Carter
IRENE CARTER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marshall Carter and Irene Carter, the within named bargainors, 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 31st day of August, 1992.

My Commission Expires:
7-24-93

Phyllis Keenan
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $22,000.00.

Eddie Patterson
AFFIANT

Subscribed and sworn to before me this 31st day of August, 1992.

My Commission Expires:
7-24-93

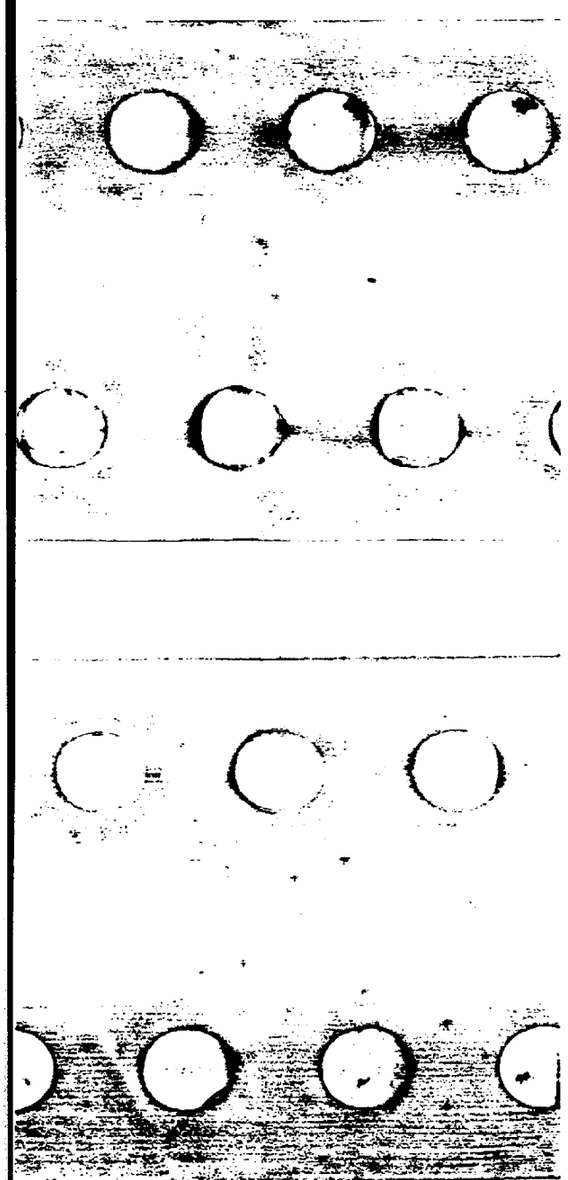
Phyllis Keenan
NOTARY PUBLIC

4 3 3 8 1

IDENTIFY REFERENCE
SEP 4 12 58 PM '92
ELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

3986 09/04 0101 03CHECK 90.40

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



RECEIVED OF _____

FOR _____

BOOK 8722 PAGE 809

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 22000.00
				CON TX 81.40
				PRFEE 1.00
				WDEED 8.00
				TOTAL 90.40
				CHECK 90.40

09/04/92 01 13:01 0001 3986

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

4 3 3 8 1

IDENTIFT REFERENCE

SEP 4 12 58 PM '92

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN

No. 567664