31

This Instrument Prepared By:
Deborah P. Fisher, Esq.
Burr & Forman
Suite 3000, SouthTrust Tower
420 North 20th Street
Birmingham, Alabama 35203
Telephone (205) 251-3000

BOOK 8753 PAGE 88

Address New Owner:	Send Tax Bills To:	Map Parcel Numbers
M.E.B. Partners a/k/a M.E.B. Partners, Ltd. c/o Town & Country Ford 6015 Preston Highway Louisville, KY 40219-1383	Same	43-1-9 43-5-1 43-1-10 43-5-2 43-1-11 43-5-4

STATE OF TENNESSEE)
DAVIDSON COUNTY)

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, CENTURY REALTY NO. VII, LIMITED, an Alabama limited partnership, the Grantor herein, has bargained and by these presents does transfer and convey unto M.E.B. PARTNERS, a/k/a M.E.B. PARTNERS, LTD., a Kentucky limited partnership, the Grantee herein, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

SEE ATTACHED EXHIBIT "A" INCORPORATED HEREIN BY REFERENCE

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. 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 the same is unencumbered except as herein set forth on Exhibit B. Grantor does further covenant and bind itself, its successors and assigns 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.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed by its duly authorized general partner this 5 day of October, 1992.

CENTURY REALTY NO. VII, LIMITED,
an Alabama limited partnership

By: Royal Automotive Group, Inc.
(f/k/a Key-Royal Automotive Company), its general partner.

By: _____
Its: Chairman of the Board

5344.7
IDENTIFICATION REFERENCE
OCT 8 2 47 PM '92
DAVIDSON COUNTY, TN
10164777

STATE OF Florida)
COUNTY OF St. Johns)

On this 5 day of October, 1992, before me personally appeared John H. Shields II, the Chairman Of the Board of Royal Automotive Group, Inc. (f/k/a Key-Royal Automotive Company), the general partner of Century Realty No. VII, Limited, an Alabama limited partnership, on behalf of such limited partnership, to me known or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument in behalf of Royal Automotive Group, Inc. in its capacity as general partner of Century Realty No. VII, Limited, and who acknowledged that he executed the same as such officer and with full authority, voluntarily for and as the act of said general partner on behalf of said limited partnership.

Witness my hand, at office, this 5 day of October, 1992.

Diane B. Ake
Notary Public # CC 402476

NOTARY PUBLIC, STATE OF FLORIDA
My commission expires May 2, 1995
Bonded thru Patterson-Becht Agency

My Commission Expires:

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration for this transfer or value of property (whichever is greater) is $1,450,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

J. Dan Bauckham - Pres.

Sworn and subscribed
this 6th day of
October, 1992.

Yvette Stinson
Notary Public

YVETTE STINSON NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE STATE AT LARGE

My Commission Expires:

1/23/94

10164777

EXHIBIT A

Tract I

BEING A TRACT OF LAND LYING IN DAVIDSON COUNTY, TENNESSEE AND BEING PART OF LOT 3 ON THE PLAN OF RAGSDALE LANDS, AS OF RECORD IN PLAN BOOK 1, PAGE 31, CHANCERY COURT OF NASHVILLE, DAVIDSON COUNTY TENNESSEE AND BEING BOUNDED ON THE WEST BY CSX RAILROAD, ON THE NORTH BY AMQUI ROAD, ON THE EAST BY GALLATIN PIKE AND ON THE SOUTH BY NESBITT LANE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT AN IRON PIN AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF GALLATIN ROAD AND THE NORTH RIGHT-OF-WAY LINE OF NESBITT LANE;

THENCE WITH THE NORTH RIGHT-OF-WAY OF NESBITT LANE NORTH 86 DEG 05 MIN 00 SEC WEST, 277.85 FEET TO AN IRON PIN ON THE EAST SIDE OF THE CSX RAILROAD PROPERTY;

THENCE WITH THE RAILROAD PROPERTY NORTH 16 DEG 33 MIN 00 SEC EAST, 152.50 FEET TO AN IRON PIN AT THE SOUTHWEST CORNER OF NASHVILLE ELECTRIC SERVICE PROPERTY;

THENCE WITH THE NASHVILLE ELECTRIC SERVICE PROPERTY SOUTH 76 DEG 52 MIN 00 SEC EAST 65.00 FEET TO AN IRON PIN;

THENCE NORTH 13 DEG 08 MIN 00 SEC EAST, 62.00 FEET TO AN IRON PIN;

THENCE NORTH 76 DEG 52 MIN 00 SEC WEST, 65.00 FEET TO AN IRON PIN ON THE EAST SIDE OF THE CSX RAILROAD PROPERTY;

THENCE WITH THE RAILROAD PROPERTY NORTH 14 DEG 07 MIN 55 SEC EAST, 270.36 FEET TO AN IRON PIN AT THE SOUTH RIGHT-OF-WAY LINE OF AMQUI ROAD;

THENCE WITH AMQUI ROAD SOUTH 84 DEG 00 MIN 15 SEC EAST, 181.96 FEET TO AN IRON PIN AT THE WEST RIGHT-OF-WAY LINE OF GALLATIN PIKE;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF GALLATIN PIKE SOUTH 03 DEG 20 MIN 00 SEC WEST 469.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 103,772 SQUARE FEET (2.38 ACRES MORE OR LESS)

EXHIBIT A (CONT'D)

TRACT II

BEING A TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE AND BEING PART OF A 0.94 ACRE TRACT AS SHOWN ON THE MAP OF BRANSFORD REALTY COMPANY AMQUI SUBDIVISION AS OF RECORD IN PLAT BOOK 421, PAGES 38 AND 39, REGISTER'S OFFICE OF DAVIDSON COUNTY AND BEING BOUNDED ON THE SOUTH BY AMQUI ROAD, ON THE WEST AND NORTH BY CSX RAILROAD AND ON THE EAST BY GALLATIN PIKE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN CORNER AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF GALLATIN PIKE AND THE NORTH RIGHT-OF-WAY LINE OF AMQUI ROAD;

THENCE WITH THE NORTH RIGHT-OF-WAY LINE OF AMQUI ROAD NORTH 84 DEG 00 MIN 15 SEC WEST, 171.92 FEET TO AN IRON PIN AT THE EAST SIDE OF THE CSX RAILROAD PROPERTY;

THENCE WITH THE RAILROAD PROPERTY NORTH 20 DEG 26 MIN 16 SEC EAST, 104.81 FEET TO AN IRON PIN;

THENCE NORTH 23 DEG 44 MIN 29 SEC EAST, 166.34 FEET TO AN IRON PIN;

THENCE NORTH 29 DEG 14 MIN 03 SEC EAST, 128.06 FEET TO AN IRON PIN;

THENCE SOUTH 84 DEG 00 MIN 15 SEC EAST, 27.00 FEET TO AN IRON PIN ON THE WEST RIGHT-OF-WAY LINE OF GALLATIN PIKE;

THENCE WITH THE WEST RIGHT-OF-WAY LINE OF GALLATIN PIKE SOUTH 03 DEG 20 MIN 00 SEC WEST, 378.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,103 SQUARE FEET (0.92 ACRES MORE OR LESS)

Tracts I and II above being the same property conveyed to Century Realty No. VII Limited, an Alabama Limited Partnership of record in Book 7617, page 90, Register's Office for Davidson County, Tennessee and re-recorded at Book 7630, page 881, said Register's Office.

EXHIBIT "B"

Encumbrances on the Subject Property and Other Matters of Limitation:

1. Right of way easement for the installation, maintenance and access to a gas pipeline 4 feet in width granted by Thomas R. Buchanan and wife, Mabel F. Buchanan, to the Nashville Gas Company, by instrument of record in Book 3161, page 193, said Register's Office.

2. Subject to the chartered right of way of the Louisville and Nashville Railroad.

3. Right of way easement to South Central Bell Telephone Company of record in Book 6360, page 166, Register's Office of Davidson County (Tract II).

4. Agreement for Dedication for Easement of Sanitary Sewers and/or Storm Drainage from Frank M. Oakley and Jeanie B.[N.?] Oakley, of record in Book 6785, page 272, Register's Office of Davidson County (Tract II).

5. Easement for Ingress and Egress granted to the City of Nashville, acting by and through the Electric Power Board of the City of Nashville by W. E. Nix and wife, Laura H. Nix, of record in Book 2546, page 483, said Register's Office (Tract I).

6. Map of Bransford Realty Company Amqui Subdivision as of record in Book 421, pages 38 and 39, said Register's Office (Tract II).

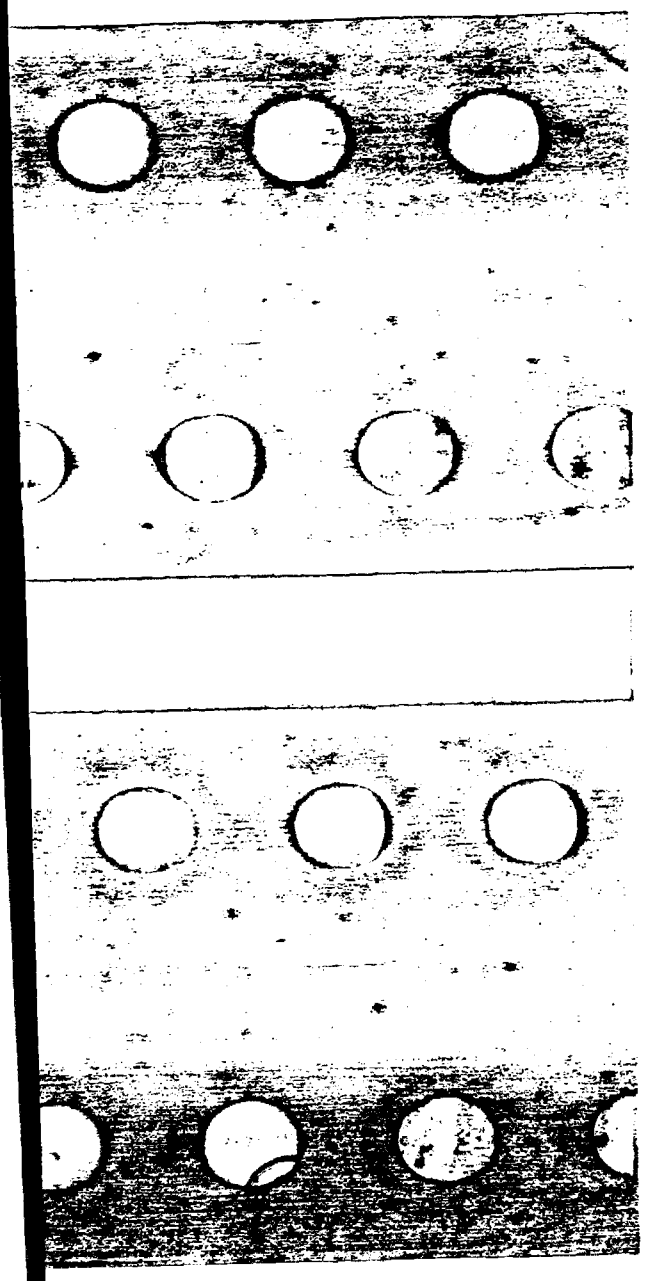
7. Such easements, rights-of-way utility installations, encroachments and other notations shown on the survey prepared by R. Scot Cherry, Cherry Land Surveying, dated September 21, 1992.

8. Plan of Ragsdale Lands of record in Plan Book 1, page 31, Chancery Court at Nashville, Register's Office of Davidson County, TN (Tract I).

9. Lease between Beaman Nissan, Inc., as Lessor and The Lamar Corporation as Lessee of record in Book 7173, page 201, said Register's Office (Track II).

10164875

9125 10/08 0101 03CHECK 5386.00



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

RECEIVED OF _____

FOR _____

BOOK 8753 PAGE 93

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	
				1450000.00
			CON TX	5365.00
			PRFEE	1.00
			WDEED	20.00
			TOTAL	5386.00
			CHECK	5386.00
10/08/92	01		14:48 0001	9125

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

53447.

IDENTIFICATION REFERENCE

OCT 8 2 47 PM '92

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN

No. 578647