BOOK 8932 PAGE 744

Address New Owner:	Send Tax Bills to:	Map-Parcel Numbers
Parts & Equipment Company, Inc. 515 Davidson Street Nashville, TN 37213	Owner	93-8-19 93-8-81

This instrument prepared by: BLACKBURN, LITTLE, SMITH & SLOBEY
First American Center, Suite 1275, P. O. Box 190693, Nashville, Tennessee 37219

1275 04/30 0101 03CHECK 1219.50

WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, Warren T. York and wife, Martha L. York (collectively the "Grantor") have bargained and sold, and hereby transfer and convey to Parts & Equipment Company, Inc. ("Grantee"), and its successors and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, their respective heirs and assigns, forever.

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year, which have been prorated between the parties and assumed by Grantee.

Grantor covenants with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property, and that the Property is unencumbered except as set forth herein.

Grantor further covenants to warrant and forever defend the title to the Property to Grantee, and their respective heirs and assigns, against the lawful claims of all persons.

14800

IDENTIFICATION REFERENCE

APR 30 3 51 PM '93

DAVIDSON COUNTY, TN

This is improved property, known as 515 Davidson Street, Nashville, TN 37213.

EXECUTED as of this 28th day of April, 1993.

Warren T. York

Martha L. York

STATE OF Texas
COUNTY OF Kerr

Personally appeared before me, Carol Behnsch, Notary Public, Warren T. York and Martha L. York, 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, at office, this 28th day of April, 1993.

Carol Behnsch
Notary Public

My Commission Expires: 10-10-96

CAROL BEHNSCH
Notary Public
State Of Texas
My Comm. Exp. Oct. 10, 1996

STATE OF Tennessee)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is $325,000.00.

AFFIANT

Subscribed and sworn to before me this 30th day of April, 1993.

NOTARY PUBLIC

My Commission Expires:

5/25/96

bkspfc4\firstam\parts.wd

EXHIBIT "A"

TRACT NO. 1:

LAND in Davidson County, Tennessee, being part of Lot No. 9, on the plan of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, in the Register's Office of Davidson County, Tennessee, described according to a survey made by Turner Engineering Company, September 25, 1968, as follows:

BEGINNING at an iron pin on the northerly margin of Davidson Street that is South 81 degrees 40' West, a distance of 47.40 feet from the westerly margin of South Sixth Street, extended and proceeding as follows: South 81 degrees 40' West, a distance of 282.00 feet to an iron pin; thence North 13 degrees 00' West, a distance of 143.90 feet to an iron pin; thence North 77 degrees 00' East, a distance of 290.61 feet to an iron pin on the westerly margin of South Sixth Street; thence South 25 degrees 27' East, a distance of 127.42 feet to an iron pin; thence in a southerly and westerly direction with a 35-foot radius to the right, a distance of 65.43 feet to the point of beginning, and containing 47,919 square feet, more or less.

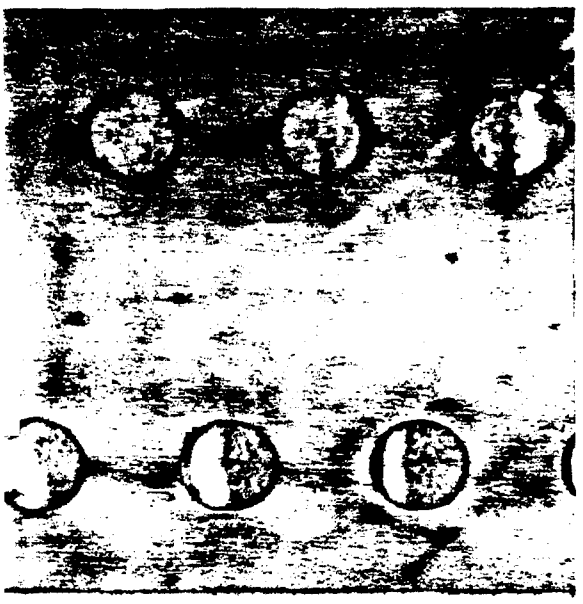
BEING the same property conveyed to Warren T. York and wife, Martha L. York, by Deed of Record in Book 5596, page 811, Register's Office for Davidson County, Tennessee.

TRACT NO. II:

LAND in Davidson County, Tennessee, being part of Lot No. 9, on the plan of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, in the Register's Office of Davidson County, Tennessee, described according to a survey made by Turner Engineering Company, September 25, 1968, as follows:

BEGINNING at an iron pin on the westerly margin of South Sixth Street at a point that is North 25 degrees 27' West, a distance of 174.82 feet from the northerly margin of Davidson Street, extended, and proceeding as follows: South 77 degrees 00' West, a distance of 290.61 feet to an iron pin; thence North 13 degrees 00' West, a distance of 131.12 feet to an iron pin; thence North 77 degrees 00' East, a distance of 261.67 feet to an iron pin; on the westerly margin of South Sixth Street; thence South 25 degrees 27' East, a distance of 134.28 feet to the point of beginning, and containing 36,207 square feet, more or less.

BEING the same property conveyed to Warren T. York and wife, Martha L. York, by Deed of Record in Book 5596, page 816 and Book 5842, page 333, Register's Office for Davidson County, Tennessee.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

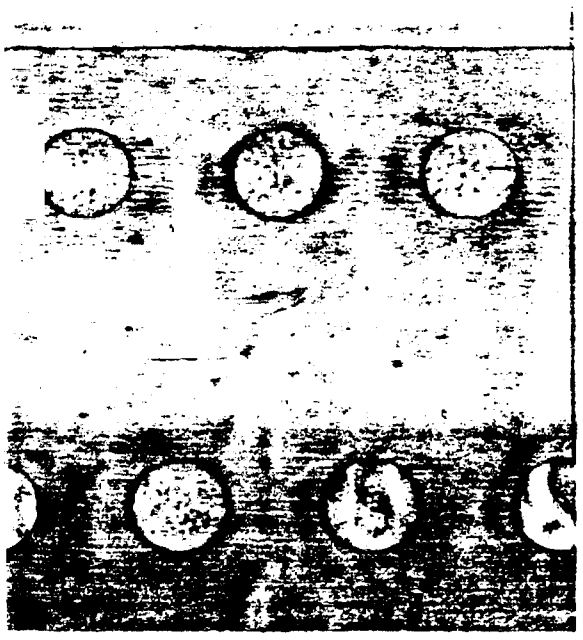
RECEIVED OF _____

FOR _____

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CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO 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 325000.00
CON TX 1202.50
PRFEE 1.00
WDEED 16.00
TOTAL 1219.50
CHECK 1219.50

04/30/93 01 15:49 0001 1275
RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

14800

IDENTIFICATION REFERENCE

APR 30 3 51 PM '93

FELIX Z. WILSON, II
DAVIDSON COUNTY, TN

No. 645959