BOX 2

BOOK 9032 PAGE 919

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 20,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 19 93

Notary Public

MY COMMISSION EXPIRES: 5-28-95
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
GREGORY S. PERRONE, ATTORNEY AT LAW
109 Westpark Drive, Suite 330, Brentwood, Tennessee 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Value Auto Sales, Inc. (NAME)	C/O Hippodrome Olds (NAME)	69-12-33
3704 Clarksville Pike (ADDRESS)	1212 Broadway (ADDRESS)	13DA 47545
Nashville, TN (CITY) (STATE) (ZIP)	Nashville, TN 37203 (CITY) (STATE) (ZIP)	

FOR AND 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, WE, T.E. Rogers, Sr. and T.E. Rogers, Jr.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Value Auto Sales, Inc.

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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, BEING part of Lot No. 15 on the unrecorded Plan of Brattonview Subdivision, at Bordeaux, Tennessee, and part of an unnumbered tract lying immediately southwest of said part of Lot No. 15, described together according to a survey made by Geo. W. Watkins, Surveyor, June 15, 1951, as follows:

Beginning on the northeasterly margin of State Highway No. 112, 155.6 feet northwest of the northwesterly margin of Courtney Avenue; thence with the northeasterly margin of said Highway northwestwardly 65 feet; thence north 51 degrees 15' east 211.5 feet, more or less, to the southerly line of Lot No. 16; thence with same southwestwardly 67 feet, more or less, to the northwest corner of the property conveyed to Robert T. Mitchell and wife, Hassie Mai Mitchell, by deed from Sam Weems and wife, of record in Book 2100, page 245, said Register's Office; thence south 51 degrees 15' west 225.9 feet to the beginning.

Being the same property conveyed to T.E. Rogers, Sr. and T.E. Rogers, Jr., by deed from Mary Frances Rogers, of record in Book 8157, Page 796, Register's Office for Davidson County, Tennessee. T.E. Rogers, Jr., unmarried, and T.E. Rogers, Sr., married, however this is commercial property and not the primary principal residence of same.
This conveyance is subject to the following:

Taxes for 1993, a lien, but not yet due and payable.

Electric Power Line Easement of record in Book 787, page 2, said Register's Office.

unimproved ( )
This is improved (X) property, known as 3704 Clarksville Pike, Nashville, TN (House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

4588 08/02 0101 03CHECK 342.00

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, 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 hand s this 30th day of July 19 93

T.E. Rogers Sr.

T.E. Rogers, Jr.

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named T.E. Rogers, Sr. and T.E. Rogers, Jr.

the bargainor s, 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 Brentwood, Tennessee, this 30th day of July, 19 93.

Commission expires 5-28-95

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____ .

My commission expires _____

Notary Public

WARRANTY DEED

FROM

T.E. Rogers, Sr. and T.E. Rogers, Jr.

TO

Value Auto Sales, Inc.

RETURN TO:

GREGORY S. PERRONE
ATTORNEY - AT - LAW
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

93 AUG -2 PM 3:22
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

47252

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

RECEIVED OF _____

FOR _____

BOOK 9032 PAGE 921

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

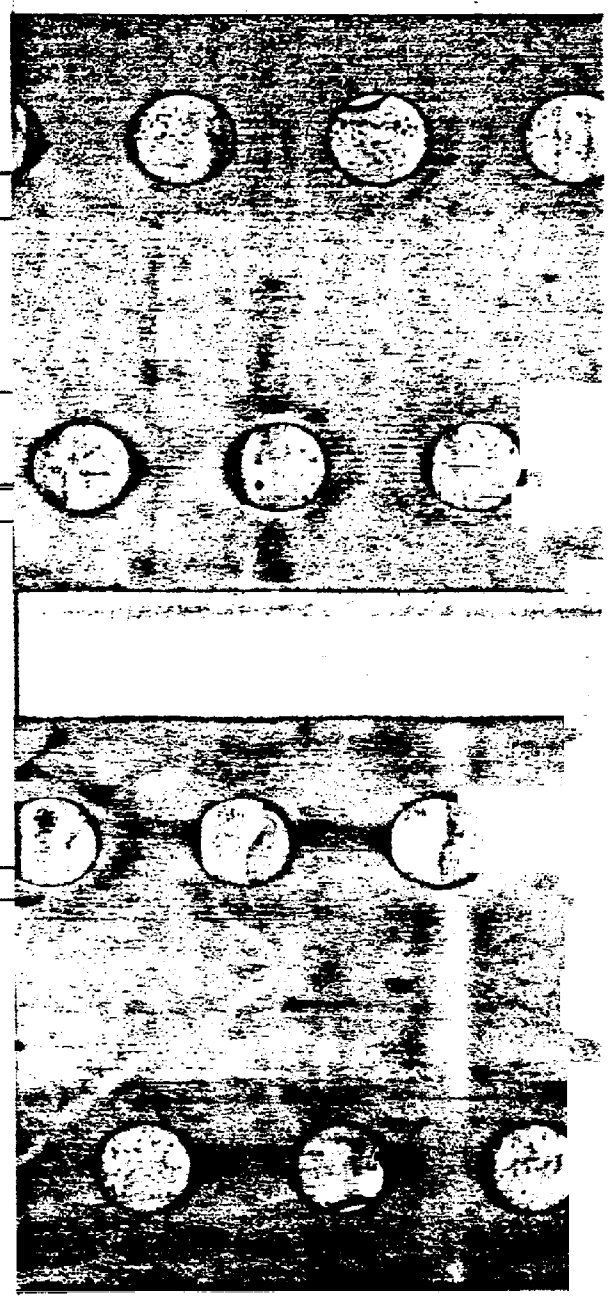
CAMT 90000.00
CON TX 333.00
PRFEE 1.00
WDEED 8.00
TOTAL 342.00
CHECK 342.00

08/02/93 01 15:22 0001 4588

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

47252
IDENTIF. & REFERENCE

93 AUG -2 PM 3:22
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.



No. 680999