OLD REPUBLIC

National Title Insurance Company
344 Fourth Avenue North
Nashville, Tennessee 37219-1611

SV 2008301

BOOK 9082 PAGE 723

STATE OF TENNESSEE }
COUNTY OF Davidson }
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 265,000.00.

Jody Damron AFFIANT

SUBSCRIBED AND SWORN TO BEFORE THIS THE 15th DAY OF September, 19 93.

NOTARY PUBLIC

My Commission expires: 1-27-96

THIS INSTRUMENT PREPARED BY

Marbut Glenn Gaston, Jr.,Lawyer,2211 Crestmoor Rd.,Nashville, TN 37215
NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBERS:
Jody Damron and wife (NAME)	owners at same address (NAME)	105-2-371
24063 Courtez Blvd. (ADDRESS)	(ADDRESS)	16W-05700
Brooksville, FL 34601 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Warranty Deed

For and in Consideration of the sum of $ 265,000.00 ___ cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, ~~we~~ I,

Marie L. Beard, an unmarried person

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

Jody Damron and wife, Carla Damron

hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, and being Lots Nos. 7, 8, 9, and the southerly 43' of Lot No. 10 on the plan of Franklin Square, as of record at Book 57, page 163, Register's Office for said County, and described according to a survey by Barge, Waggoner and Summer dated July 12, 1972 (with the widening of 8th Avenue South) as follows:

Beginning at an iron pin in the easterly margin of future right-of-way of 8th Avenue South, said iron pin being 93 feet from Olympic Street; thence, N 86°27' E, 137 feet to an iron pin in the westerly margin of Alley No. 402; thence, with said margin of said alley, S 3°08' E, 193.6 feet to an iron pin; thence, S 87°30' W, 141.2 feet to an iron pin in the easterly margin of 8th Avenue South; thence, with the easterly margin of future right-of-way of said 8th Avenue South, N 1°53' W, 191 feet to the point of beginning.

Being all the same property conveyed to Marie L. Beard by deed dated on April 27, 1973, from Metropolitan Development and Housing Agency as of record at Book 4703, page 379, said Register's Office (as is corrected herein to reflect the accurate portion of Lot No. 10 which was conveyed to MDHA by the deed at Book 4431, page 648, incorrectely setfourth in said deed at Book 4703, page 379, said Register's Office).

~~Unimproved~~ Improved (X) property, known as 1108 8th Avenue So., Nashville, TN 37203 (House Number) (Street) (City) (State) (Zip)

This conveyance is subject to 1993 property taxes which have been pro-rated this date and the grantees assume in full subject to any re-pro-ration which would be required if the actual 1993 taxes differ from the amount used for prorations, and to Restrictive Covenants of record at Book 4220, page 723 and Book 4703, page 379, said Register's Office.

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the 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~~ my hands this 15th day of September, 19 93.

Marie L. Beard
Marie L. Beard

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

AND NOW having fully conveyed the real estate, the undersigned said grantor, Marie L. Beard, for and as part of the consideration hereto fore stated, does hereby transfer, grant, convey and sell the follow ing items regardless of whether they be considered personalty or as fixed to the realty to be real property, to wit: spray booth, baking over, two air compressors, metal air lines system, exterior signage, and phone system; to the said Jody Damron and wife, Carla Damron, their heirs, successors, and/or assigns, free of any encumbrances or liens thereon, and having a good right to sell same. September 15, 1993.

Marie L. Beard.
Marie L. Beard

To confirm ownership right, title and interest in the above stated property, whether it is personalty or realty, in and to the said Jody Damron and wife, Carla Damron. Auto Paint Shop, Inc. being the pre- sent occupant of said real estate and user of said additional property herein stated. September 15, 1993.

Auto Paint Shop, Inc.

By: Marie L. Beard.
Marie L. Beard
President

Auto Paint Shop, Inc.

By: James D Beard, V-Pres.
James D. Beard
Vice President

STATE OF TENNESSEE }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Marie L. Beard, who acknowledged she is an unmarried person, and

_____, the bargainor(s), with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 15 day of September, 19 93

My Commission expires:
1-27-96

Notary Public

63673

9 SEP 16 PM 2

DAVIDSON COUNTY, TN.

PICK-UP

CORPORATE OR PARTNERSHIP ACKNOWLEDGMENT:

STATE OF TENNESSEE }
County of Davidson }

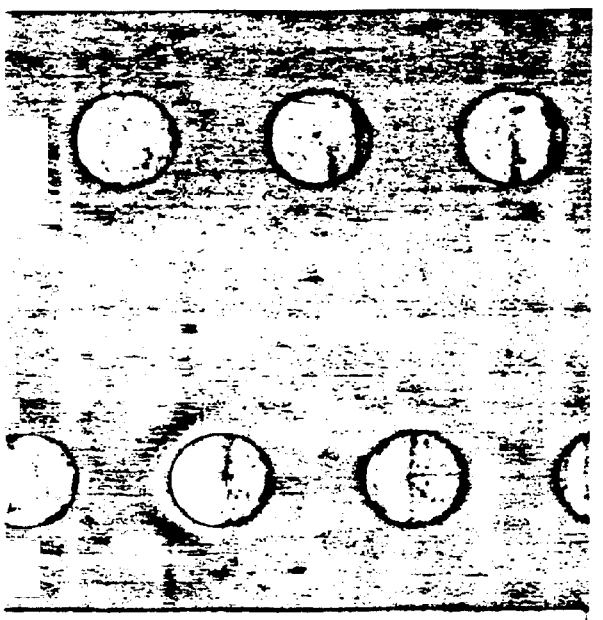
Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Marie L. Beard and James D. Beard, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who, upon oath, acknowledged themself to be the President/Vice Pres. of Auto Paint Shop, Inc., the within named bargainor, a corporation (or partnership), and that they as such officer (or partner), being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation (or partnership) by themself as such officer (or partner).

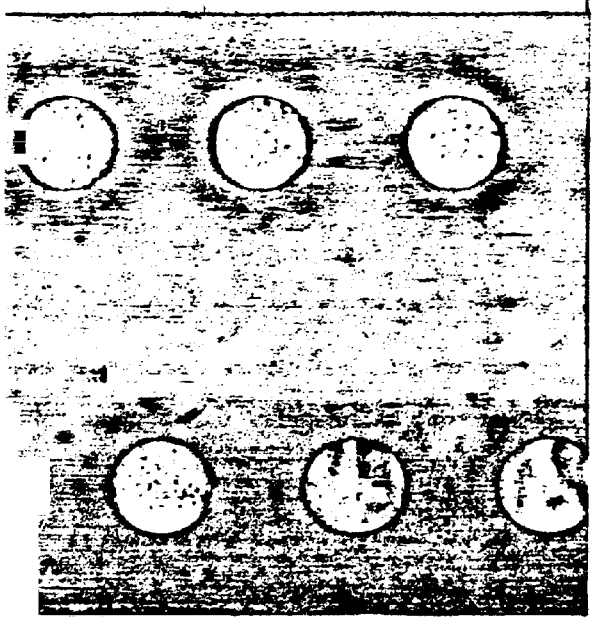
Witness my hand and official seal at office this 15 day of September 1993.

My Commission expires:
1-27-96

Notary Public

RECORDED 101 03CHECK 989-50





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9082 PAGE 725

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	265000.00
			CON TX	980.50
			PRFEE	1.00
			WDEED	8.00
			TOTAL	989.50
			CHECK	989.50
09/16/93	01	12:42	0001	6172

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

63673
IDENTIF. ↑ REFERENCE

93 SEP 16 PM 12:42
DAVIDSON COUNTY, TN.

No. 698596