BOOK 9296 PG 820

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL NOS.
J. D. Eatherly		
1500 Clinton Street	New Owner	Map 92-B
Nashville, TN 37203		Parcel 18

This instrument prepared by: Robert J. Notestine III, Attorney, 104 Woodmont Blvd., Suite 115, Nashville, TN 37205
Prepared from information furnished by the parties hereto.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, P & E Distributors, Inc., a Tennessee Corporation (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto J. D. Eatherly (The "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Tract I:

Being the southerly 150 feet of the westerly 85.75 feet of lot no. 83 on the Plan of Real Estate of Samuel Watkins, deceased, as of record in Book 57, Page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning at the northeast corner of Clinton Street and 16th Avenue North, being the southwest corner of said Lot No. 83; thence, with the northerly margin of Clinton Street easterly 85.75 feet; thence, northwardly parallel with the easterly margin of 16th Avenue, North 150 feet to the southern line of the railroad property; thence, with said line westerly 85.75 feet to the easterly margin of 16th Avenue, North; thence, with the easterly margin of 16th Avenue, North southwardly 150 feet to the point of beginning.

Tract II:

Being the southerly 150 feet of the easterly six feet of Lot No. 85, the southerly 150 feet of Lot No. 86, the southerly 150 feet of Lot No. 87, the southerly 150 feet of Lot No. 88, the and the southerly 150 feet of the westerly 6.6 feet of Lot No. 89, on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, Page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning on the northerly margin of Clinton Street 186 feet eastwardly from the easterly margin of 16th Avenue, North; thence, with the northerly margin of Clinton Street eastwardly

166.6 feet; thence, at right angles northwardly 150 feet to the souther line of the railroad property; thence, with said line westwardly 166.6 feet; thence southwardly 150 feet to the point of beginning.

TRACT III:

Being the southerly 150 feet of the easterly 63.4 feet of the property designated "A" on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, Page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning at the northwest corner Clinton Street and 14th Avenue, North (this portion of 14th Avenue, North now having been abandoned and closed by ordinance of the City of Nashville, Bill No. 48-212); thence, northwardly 150 feet with the westerly margin of the now abandoned 14th Avenue, North to the southern line of the railroad property; thence, with said line westwardly 63.4 feet; thence southwardly 150 feet to the northerly margin of Clinton Street; thence, with the northerly margin of Clinton Street eastwardly 63.4 feet to the point of beginning.

TRACT IV:

Beginning at a point in the northerly margin of Clinton Street, said point being 63 feet 4 inches, more or less, west of the northwest corner of Clinton Street and 14th Avenue, North, and located in the westerly face of the west wall of the building situated on the property lying immediately east of the property herein conveyed; thence northerly, along the westerly face of the west wall of the building last mentioned, parallel with, and 63 feet and 4 inches, more or less, west of the westerly margin of 14th Avenue, North 150 feet to the southerly margin of the right-of-way of the property owned by the L & N Railroad; thence westerly along a line parallel with, and 150 feet northerly from, the north margin of Clinton Street, 176 feet, to a point in the easterly face of the east wall of the building located on property lying immediately west of the property herein conveyed; thence southerly, along the easterly fact of the east wall of the building last mentioned, 150 feet to the northerly margin of Clinton Street; thence easterly, along the northerly margin of Clinton Street, 176 feet to the point of beginning.

TRACT V:

Beginning at a point in the northerly margin of Clinton Street, said point being 85 feet 8 inches, more or less, east of the northeast corner of Clinton Street and 16th Avenue, North, and located in the westerly face of the west wall of the building situated on the property herein conveyed; thence northerly, along the westerly face of the west wall of the building last mentioned, parallel with, and 85 feet 8 inches, more or less, east of the easterly margin of 16th Avenue, North, 150

feet to the southerly margin of the right-of-way of the property owned by the L. & N. Railroad; thence easterly, along a line parallel with, and 150 feet northerly from, the north margin of Clinton Street 100 feet 4 inches, more or less, to a point in the westerly face of the west wall of the building located on property lying immediately east of the property herein conveyed; thence, southerly, along the westerly face of the west wall of the building last mentioned, 150 feet to the northerly margin of Clinton Street, 100 feet 4 inches, more or less, to the point of beginning.

TRACT VI:

Being part of 14th Avenue, North (now abandoned) and shown on the Plan of the Real Estate of Samuel Watkins, deceased, of record in Book 57, Page 13, Register's Office for Davidson County, Tennessee, and described more fully as follows:

Beginning at the northwesterly intersection of Clinton Street and 14th Avenue, North (this portion of 14th Avenue, North having been abandoned and closed by ordinance of the City of Nashville, Bill No. 48-212); thence, with the easterly margin of Tract III in the deed from Herbert M. Shayne, Trustee to Commerce Union Bank, Trustee, of record in Book 6069, Page 269, said Register's Office (Tract III herein), northwardly 150 feet to the southerly line of the railroad property; thence, with said southerly line eastwardly 50 feet, more or less, to a point in the westerly line of Tract V in the above-referenced deed from Herbert M. Shayne, Trustee; thence,with said westerly line, southwardly 149 feet, more or less, to the northerly margin of Clinton Street; thence, with the northerly margin of Clinton Street, westwardly 50 feet, more or less, to the point of beginning.

The foregoing Tracts I, II, III, IV, V and VI being the same property conveyed to P & E Distributors, Inc. and All Tires & Wheels, Inc. by deed from Albert Werthan, Trustee, et al, of record in Book 6335, Page 374, Register's Office for Davidson County, Tennessee, and by two deeds from Commerce Union Bank, Trustee, of record in Book 6335, Page 370, and in Book 6335, Page 379, said Register's Office. The interest of All Tires and Wheels, Inc. in the subject property was conveyed to Grantor herein by Quitclaim Deed of record in Book 9296, Page 416, Register's Office for Davidson County, Tennessee.

This conveyance is subject to that Deed of Trust of record in Book 6335, Page 381, Register's Office for Davidson County, Tennessee securing a certain indebtedness which indebtedness the Grantee agrees to assume and to pay each monthly installment as it comes due until paid in full.

This is improved property commonly known as 1500 Clinton Street, Nashville, TN 37203.

(STATE OF TENNESSEE)
(COUNTY OF DAVIDSON)
(
(The actual consideration or value, whichever is greater
(for this transfer is $271,203.40.
(
(
(
(Subscribed and sworn to before me
(this 31st day of March, 1994.
(
(
(
(My Commission Expires: January 24, 1998
(

Affiant

Notary Public

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, Grantee's successors and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor 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 set forth hereinabove.

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And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his successors and assigns against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 31st day of March, 1994

94 MAR 31 PM 3:10

REGISTER
DAVIDSON COUNTY, TN.

33918

IDENTIFICATION/REFERENCE

P & E DISTRIBUTORS, INC.

By: Donald R. Eatherly
President

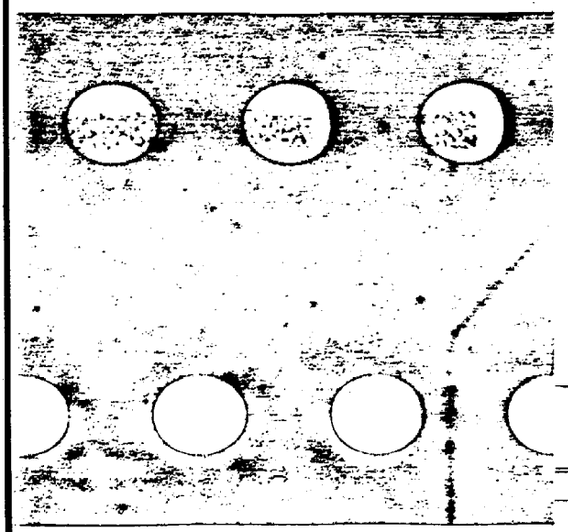
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

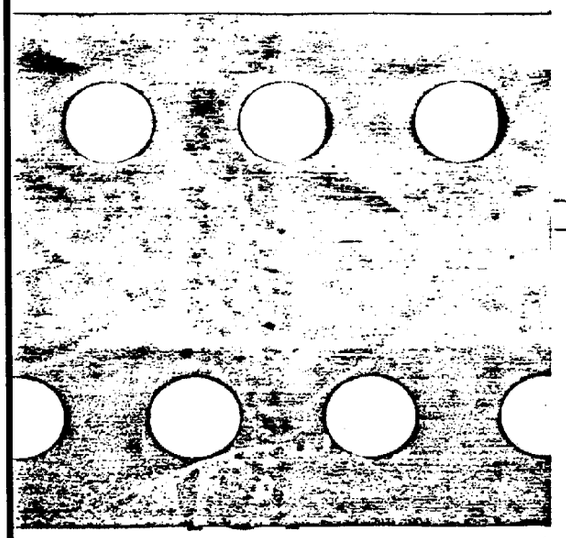
Before me, the undersigned, a Notary Pubic of the State and County aforesaid, personally appeared Donald Ray Eatherly, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be President of P & E Distributors, Inc., the within Bargainor, a corporation, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as President.

WITNESS my hand and official seal at Nashville, Tennessee, this 31st day of March, 1994.

Notary Public

My Commission Expires: January 24, 1998





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

RECEIVED OF _____

FOR _____

BOOK 9296 PG 824

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
271203.40
CON TX 1003.44
PRFEE 1.00
WDEED 1.00
TOTAL 1005.44

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK 1005.44

03/31/94 01 15:10 0001 8523

VOID
WDEED 1.00
WDEED 16.00
~~TOTAL 15.00~~
~~CHECK 15.00~~

03/31/94 01 15:11 0001 8524

TOTAL 1020.44

33948
IDENTIFICATION REFERENCE

94 MAR 31 PM 3:10
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 773799