BOOK 9513PG923

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Nolensville Road Auto Mart, Inc.
2624 Nolensville Road
Nashville, TN 37211

SEND TAX BILL:
To Owner

MORTGAGEE:

MAP AND PARCEL:
MAP 119-5
PARCEL 330
6DA-14034

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Bertha P. Ellis, a widow hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto Nolensville Road Auto Mart, Inc., hereinafter called the Grantees, it's successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> BEING Lot No. 25 on the Map of the Subdivision of Julia A. Joiner's Lots of record in Plan Book 2, Page 122, Chancery Court of Nashville, described as follows:
>
> SAID Lot No. 25 fronts 78 feet on the southerly side of Joiner Avenue and runs back 147.6 feet on the easterly line and 162 feet on the westerly line with the easterly margin of an alley, to an alley in the rear, and shows 8 feet on said rear alley.
>
> Being the same property conveyed to Lee Mitchell Ellis and wife, Bertha P. Ellis, by deed from Mollie Feigenbaum of record in Book 3179, Page 626, Register's Office for Davidson County, Tennessee. The said Lee Mitchell Ellis having since died.
>
> This is the same description as in previous deed of record.

THIS conveyance subject to such easements, setback lines of record in Plan Book 2, Page 122, Chancery Court of Nashville; Easement of record in Book 2241, Page 143, said Register's Office.
Taxes for 1994 have been pro-rated and paid.

This is unimproved property known as 315 Joyner Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nolensville Road Auto Mart, Inc., it's successors and assigns, forever; and I, Bertha P. Ellis, a widow do covenant with the said Grantees that I am 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 I do further covenant and bind myyself, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, it's successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 3rd day of November, 1994.

BOOK 9513PG924

Bertha P. Ellis

Bertha P. Ellis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bertha P. Ellis, a widow the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 3rd day of November, 1994.

Jane W. Hoof

NOTARY PUBLIC

NOTARY PUBLIC AT LARGE

My Commission Expires: 3/22/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 12,750.00.

Ronald J. Hawks

AFFIANT

Subscribed and sworn to before me this 3rd day of November, 1994.

Jane W. Hoof

NOTARY PUBLIC

My Commission Expires: 3/22/97

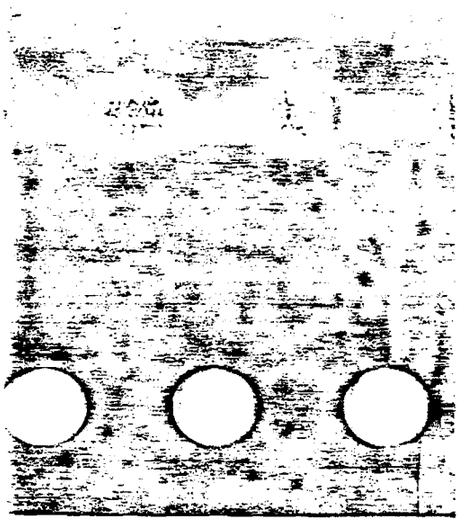
NOTARY PUBLIC AT LARGE

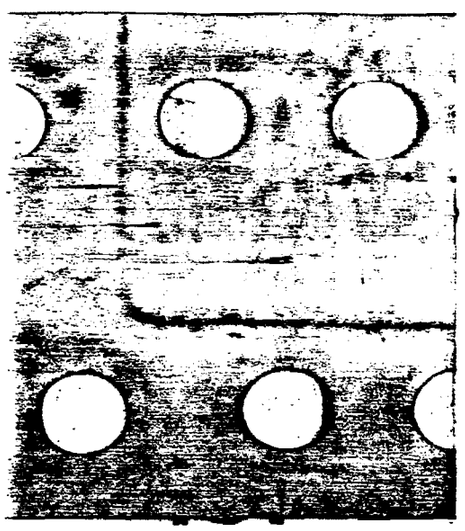
06772
IDENTIF. ↑ REFERENCE

94 NOV -7 AM 11:13

FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

5486 11/07 0101 03CHECK 55.99





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

RECEIVED OF _____

FOR _____

BOOK 9513PG925

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED
CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE
MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAPT	~~12750.00~~
			CON TX	~~46.99~~
			PRFEE	1.00
			WDEED	8.00
			TOTAL	55.99
			CHECK	55.99
11/07/94	01	11:12	0001	5486

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

06772
IDENTIF. & REFERENCE

94 NOV -7 AM 11:13
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 851764