BOOK 9595 PG 847

GENERAL WARRANTY DEED

FROM: PRIEST LAKE INVESTMENTS, a Tennessee general partnership, Grantor

TO: WILLIAM G. WEST, EDNA C. WEST, and MASON-GRAVLEE ENTERPRISES, INC., Grantees

This instrument was prepared by:
Jeffrey R. King
Farris, Warfield & Kanaday
424 Church Street, 18th Floor
Third National Financial Center
Nashville, Tennessee 37219

Address New Owner(s) as Follows:

William G. West
Route 7, Box 82
Sparta, TN 38583

Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes

(new owner)

Map-Parcel Numbers

Pt. of 149, 172 and 291

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00).

William G. West
Affiant

SUBSCRIBED AND SWORN TO before me, this the 15 day of February, 1995.

James Chris Ramsey
Notary Public

My Commission Expires: 1/15/96

FOR AND IN CONSIDERATION OF the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00), the receipt and sufficiency of which are hereby acknowledged, Priest Lake Investments, a Tennessee general partnership (the "Grantor") has bargained and sold, and by these presents does transfer and convey to William G. West and wife, Edna C. West a one-half (½) undivided interest and to Mason-Gravlee Enterprises, Inc., an Oklahoma corporation, a one-half (½) undivided interest (collectively, the "Grantees"), their heirs, successors and assigns, in and to a certain tract or parcel of land in Davidson County, State of

Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is unimproved property known as 2787 Murfreesboro Road, Nashville, TN.

INITIAL: ~~The Property shall not be used as a commercial establishment for the sale of automotive parts and/or supplies. This covenant and restriction shall run with the land and be binding upon the Grantee and any subsequent owners of the Property for a period of twenty (20) years from the date hereof.~~

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with the Grantees that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to the Grantees, their heirs, successors and assigns against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness our hands this 15 day of February, 1995.

Priest Lake Investments,
a Tennessee general partnership

By: _____
Doyle R. Monday, Partner

By: _____
C. Gregory Smith, Partner

EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Priest Lake Developments, of record in Plat Book 7900, page 876, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to Priest lake Investments, by deed from Charles H. Turner and Christian Education, Inc. of record in Deed Book 7276, page 201, and by deed from Lillian C. Vaughn of record in Deed Book 6714, page 733, said Register's Office.

The above description was prepared by William C. Watson of Barge, Waggoner, Sumner & Cannon, RLS # 1487, in connection with the survey dated December 10, 1994.

EXHIBIT B

Encumbrances

1. Taxes for 1995 constitute a lien, but are not yet due and payable.

2. Deed of Conveyance for water and sewer services of record in Book 7893, page 431, Register's Office for Davidson County, Tennessee.

3. All matters as shown on the Survey made by Barge, Waggoner, Sumner & Cannon, dated December 10, 1994.

4. Storm Water Detention Agreement of record in Book 6949, page 703, said Register's Office.

~~5. Deed of Conveyance for sewer lines of record in Book 7593, page 472, said Register's Office.~~

6. Building setbacks, lines, easements, certificates and notations, as shown on the Plan of record in Plat Book 7900, page 876, said Register's Office.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary, a Notary Public of said County and State, personally appeared Doyle R. Monday, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Priest Lake Investments, a Tennessee general partnership, the within named bargainor, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of Doyle R. Monday as Partner of Priest Lake Investments.

Witness my hand and seal, at Office, this 15th day of February, 1995.

James Harold Bass
Notary Public

My Commission Expires: 1/15/96

JAMES DAVID BASS NOTARY PUBLIC STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned Notary, a Notary Public of said County and State, personally appeared C. Gregory Smith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Partner of Priest Lake Investments, a Tennessee general partnership, the within named bargainor, and that he as such partner executed the foregoing instrument for the purposes therein contained, by signing the name of Doyle R. Monday as Partner of Priest Lake Investments.

Witness my hand and seal, at Office, this 15th day of February, 1995.

James Harold Bass
Notary Public

My Commission Expires: 1/15/96

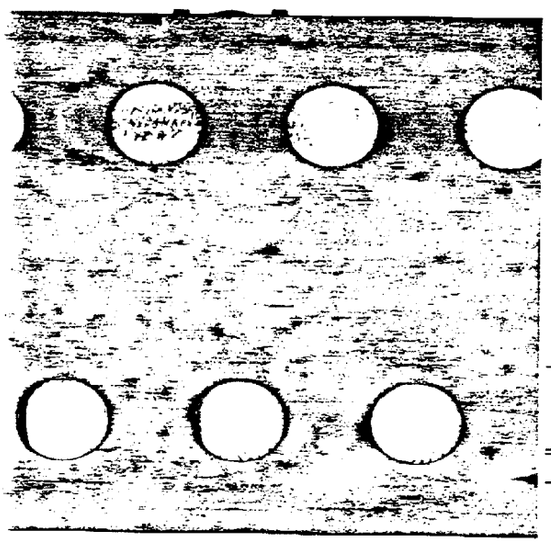
JAMES DAVID BASS NOTARY PUBLIC STATE OF TENNESSEE

34363
IDENTIF. & REFERENCE

95 FEB 15 PM 12:35
FELIX [illegible] REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

1979 02/15 0101 03CHECK 942.00



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

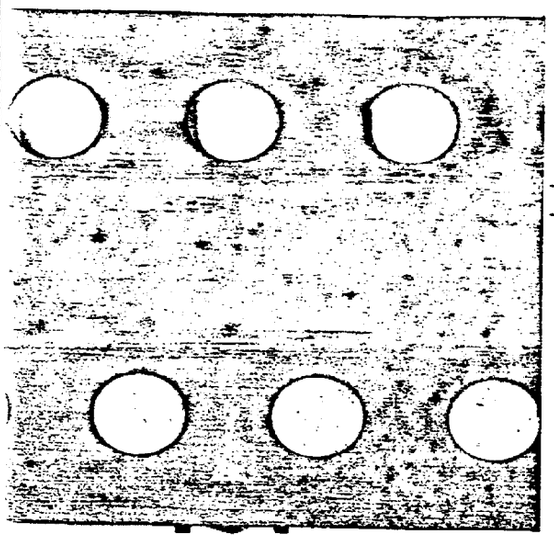
RECEIVED OF _____

FOR _____

BOOK 9595 PG 851

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 250000.00
CON TX 925.00
PRFEE 1.00
WDEED 16.00
TOTAL 942.00
CHECK 942.00

02/15/95 01 00:34 0001 1979

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

34363

IDENTIF. ↑ REFERENCE

95 FEB 15 PM 12:35

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 881687