STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for ~~this~~ transfer is $262,100.00

Affiant

Subscribed and sworn to before me this 15th day of February, 1995.

Notary Public

My Commission expires: 7-22-95

Box 44

This instrument prepared by:

Gullett, Sanford, Robinson & Martin
230 Fourth Avenue, North
P. O. Box 198888
Nashville, TN 37219-8888

Address new owner as follows:	Send Tax Bills to:	Map-Parcel Numbers:
New World Imports Employee Profit Sharing 1710 Hayes Street Nashville, TN 37203	SAME	Map 34-9 Parcel 175

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **RIVERGATE STATION JOINT VENTURE**, a Tennessee general partnership ("Grantor"), has bargained and sold and by these presents does transfer and convey unto **NEW WORLD IMPORTS EMPLOYEE PROFIT SHARING** ("Grantee"), its successors and assigns, that certain tract or parcel of land in Davidson County, State of Tennessee, described on Exhibit A attached hereto and incorporated herein by reference.

The subject property is unimproved property, located on Gallatin Pike, Madison, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT to the matters listed and described on Exhibit B attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever; and Grantor does covenant with the 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, unless otherwise herein set out; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS my hand this 15 day of February, 1995.

GRANTOR:

RIVERGATE STATION JOINT VENTURE,
a Tennessee general partnership

By: Robert O. Frensley G.P.
Robert O. Frensley, General Partner

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert O. Frensley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the General Partner of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 15th day of February, 1995.

Justin D. Thulson
Notary Public

NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires: 7-22-95

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Rivergate Station, Section Four, of record in Book 7900, Page 18, Register's Office for Davidson County, Tennessee, and being more particularly described, according to a survey by Dale and Associates (Allen R. Trumbo - R.L.S. No. 1127), dated October 10, 1994, revised December 21, 1994, Job No. 88056, as follows:

BEGINNING at an iron pin situated in the easterly margin of Gallatin Pike, said point being the Southwest corner of the Robert O. Frensley property of record in Deed Book 7504, page 578, R.O.D.C., TN, said point also being the Northwest corner of the property herein described.

Thence, with said Frensley property line, S 69° 24' 01" E, for a distance of 175.00 feet to an iron rod situated in the Northwest corner of the Turbo Investment Property of record in Deed Book 8698, page 334, R.O.D.C., TN;

Thence, with said Turbo Investment property line, S 20° 35' 59" W, for a distance of 95.00 feet to an iron rod;

Thence, S 82° 43' 06" W, for a distance of 148.73 feet to an iron rod;

Thence, N 69° 24' 05" W, for a distance of 43.57 feet to an iron rod situated in the easterly margin of Gallatin Pike;

Thence, along said road, N 20° 35' 55" E, for a distance of 54.59 feet to an iron rod;

Thence, continuing along said road, with a curve to the right having a central angle of 00° 02' 12", a radius of 171,836.00 feet, a tangent of 55.03 feet, a length of 110.07 feet and having a chord which bears N 20° 37' 15" E, for a distance of 110.07 feet to the point of beginning and containing 24,230 square feet or 0.556 acres of land, more or less.

Being part of the same property conveyed to Rivergate Station Joint Venture by deed from Robert O. Frensley, of record in Book 7989, page 554, Register's Office for Davidson County, Tennessee.

TOGETHER WITH all rights and obligations set forth in that certain Reciprocal Declaration of Easements and Uses Agreement, of record in Book 7993, page 584, amended in Book 9439, page 193, Register's Office for Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. 1995 taxes, which have been prorated and assumed by Grantee.

2. Declaration of Covenants, Conditions and Restrictions, of record in Book 7480, page 965, as amended by instrument of record in Book 7537, page 359, Register's Office for Davidson County, Tennessee.

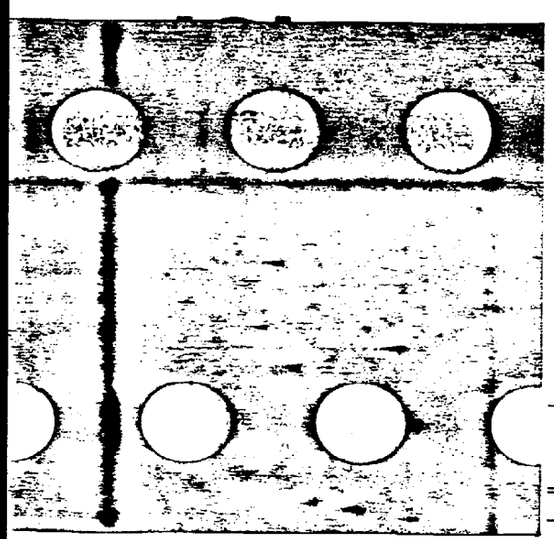
3. Reciprocal Declaration of Easements and Uses Agreement, of record in Book 7993, page 584, as amended by instrument of record in Book 9439, page 193, Register's Office for Davidson County, Tennessee .

4. Declaration of Use Restrictions, of record in Book 8431, page 12, Register's Office for Davidson County, Tennessee.

5. Matters shown on the Plat of Rivergate Station Section Four, of record in Book 7900, Page 18, Register's Office for Davidson County, Tennessee.

6. Matters shown on the survey of the subject property, performed by Dale and Associates (Allen R. Trumbo - R.L.S. No. 1127), dated October 10, 1994, revised December 21, 1994, Job No. 88056.

34447
IDENTIF. & REFERENCE
95 FEB 15 PM 4:22
FELIX A. ... REGISTER
DAVIDSON COUNTY, TN.
2064 02/15 0101 03CHECK 986.77



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

RECEIVED OF _____

FOR _____

BOOK 9596 PG 119

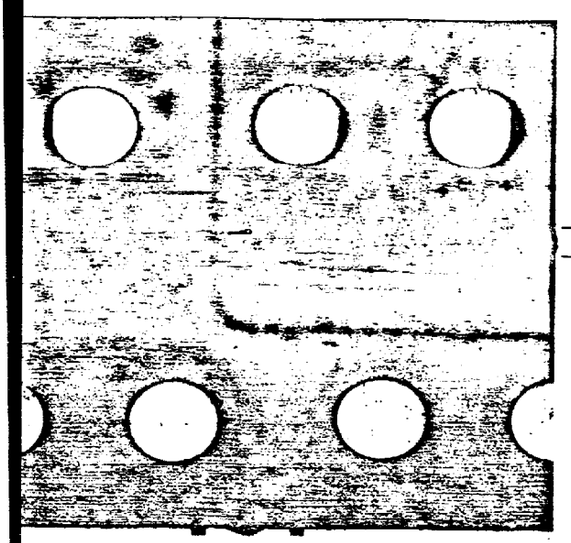
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 262100.00
CON TX 969.77
PRFEE 1.00
WDEED 16.00
TOTAL 986.77
CHECK 986.77

02/15/95 01 04:21 0001 2064

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



34447
IDENTIF. # REFERENCE

95 FEB 15 PM 4:22
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 881772