This document was prepared by:
Ronald H. Bice, Jr., Attorney
4515 Harding Road, Suite 103
Nashville, TN 37205

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: SEND TAX BILLS TO: MAP PARCEL #

DALE BROADRICK
C/O FLEETCO, INC.
1120 FOSTER AVENUE
NASHVILLE, TN 37372

SAME

FOR AND IN CONSIDERATION OF THE SUM OF Ten and no/100 ($10.00) Dollars, cash in hand paid by **DALE BROADRICK,** and other good and valuable consideration which includes Grantee's assumption and agreement to pay that certain indebtedness evidenced by a promissory note and secured by a Deed of Trust to First American National Bank recorded in Book 9103, Page 186, Register's Office for Davidson County, Tennessee, and hereby accepted as cash, the receipt of all of which is hereby acknowledged, **H. WAYNE BEATY and wife CURTIS K. BEATY,** who joins in this transfer to convey any and all of her martial rights to said property, we, have this day bargained and sold, and do hereby transfer and convey unto the said **DALE BROADRICK,** the Grantee herein, his heirs, successors and assigns, certain real estate in Davidson County, Tennessee, Grantor's one-half undivided interest in the real property described as follows:

> Land in Davidson County, Tennessee, being Lot 34 and Lot 33 on the Plan of 2nd Revised Plat of Commercial Park South, of record in Book 4675, page 111, Register's Office for said County to which reference is made.
>
> Included in the above description but excluded from this conveyance is a portion of Lot 33 on said plan which was conveyed to James O. Cannon and Keith Clodfelter d/b/a C & C Partnership of record in Book 6556, page 821, said Register's Office described as follows:
>
> Said part of Lot No. 33 fronts five feet on the southwesterly margin of Park South Court and extends back 190.38 feet on the northwesterly line and 186 feet on the southeasterly line to a deadline in the rear measuring 40.0 feet thereon.
>
> Being the same property conveyed to H. WAYNE BEATY by Warranty Deed from Charles I. Guinn, Sr., and wife, Ouida Guinn, of record in Deed Book 7155, Page 381, Register's Office for Davidson County, Tennessee.
>
> This is improved property known as 1336 Foster Avenue, also known as 101 and 107 Park South Court, Nashville, Tennessee.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, his heirs and assigns forever. And we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except as follows:

1995 county taxes are a lien against the property, but are not yet due and payable. Said taxes have been withheld from Grantor at closing and Grantee will be responsible for paying 1995 property taxes when they become due.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantee, his heirs and assigns, against the lawful claims of all persons.

Whenever used, the singular number shall include the plural, the plural the singular and use of any gender shall be applicable to all genders.

Witness my hand this 14 day of March, 1995.

H. WAYNE BEATY

CURTIS K. BEATY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater for this transfer is $250,946.18. Subscribed and sworn to before me, this the 14th day of March, 1995.

AFFIANT

NOTARY PUBLIC

My commission expires: 1-24-98

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Ronald H. Bice, Jr., a Notary Public in and for said County and State, H. WAYNE BEATY and wife, CURTIS K. BEATY, the within named bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of March, 1995.

NOTARY PUBLIC

My commissions expires: 1-24-98

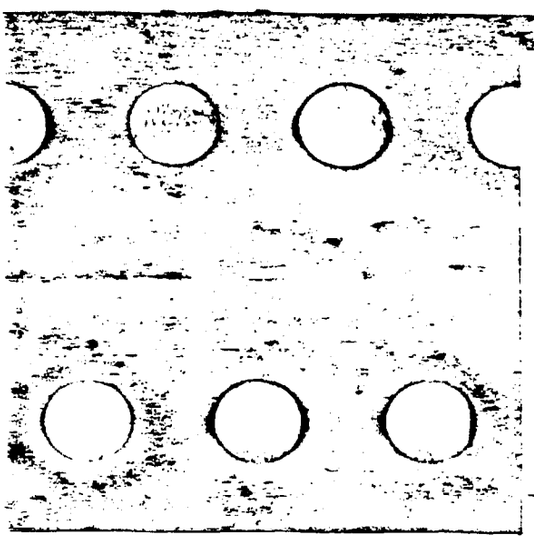
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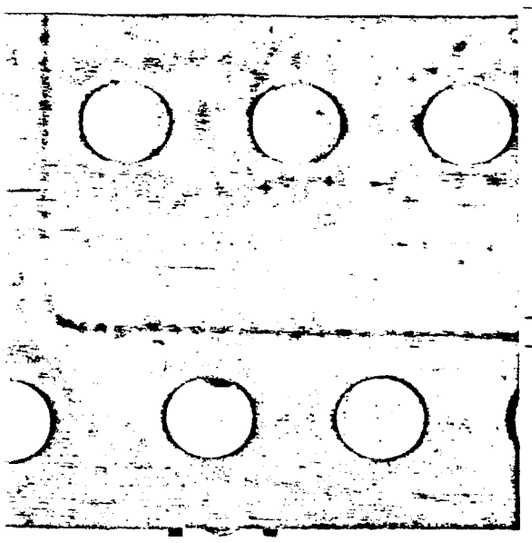
FELIX E. DAVIDSON REGISTER
DAVIDSON COUNTY, TN.

95 MAR 21 AM 11:54

IDENTIF. & REFERENCE

43865





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9623PG930

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 250946.18
CON TX 928.33
PRFEE 1.00
WDEED 8.00
TOTAL 937.33
CHECK 937.33

03/21/95 01 11:55 0001 2392

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

43865
IDENTIF. # REFERENCE

95 MAR 21 AM 11:54
FELIX Z. WILSON REGISTER
DAVIDSON COUNTY, TN.

No. 891966