SPECIAL WARRANTY DEED

BOOK 9668 PG 841

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 375,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF MAY, 1995.

NOTARY PUBLIC
MY COMMISSION EXPIRES
(AFFIX SEAL)

This document is being executed pursuant to a Power of Attorney of record in Book 9668, Page 839, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 107 POINT EAST DRIVE, NASHVILLE, TENNESSEE 37216

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
SATURN OF RIVERGATE, INC. 1534 GALLATIN PIKE NORTH MADISON TN 37115	NEW OWNER	part of 34-9/171

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

TOMMY CUNNINGHAM

HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

SATURN OF RIVERGATE, INC.

HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS: TO WIT:

LEGAL DESCRIPTION CONTAINED ON ATTACHED EXHIBIT "A" WHICH IS INCORPORATED HEREIN

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

1. ALL MATTERS AFFECTING SAID PREMISES AS CONTAINED IN PLAT BOOK 7900, PAGE 359 AS REVISED IN PLAT BOOK 8250, PAGE 418, SAID REGISTER'S OFFICE, INCLUDING, BUT NOT LIMITED TO A 30-FOOT EASEMENT FOR UTILITIES AND DRAINAGE OVER THE REAR OF SAID LOT; A 20-FOOT EASEMENT FOR UTILITIES OVER THE REAR SIDE OF SAID LOT; A 10' EASEMENT FOR PUBLIC UTILITIES ALONG THE SIDE LINE; A 20-FOOT EASEMENT FOR UTILITIES OVER THE FRONT OF SAID LOT; ACCESS POINT 24-FEET ON GALLATIN PIKE; A 20-FOOT EASEMENT FOR SANITARY SEWER THROUGH THE REAR PORTION OF SAID LOT; AND 20-FOOT JOINT ACCESS EASEMENT IN THE FRONT OF SAID LOT.
2. RESTRICTIVE COVENANTS CONTAINED IN BOOK 7480, PAGE 965 AND BOOK 8431, PAGE 12, SAID REGISTER'S OFFICE.
3. EASEMENT FOR WATER LINES GRANTED TO MADISON SUBURBAN UTILITY DISTRICT, OF RECORD IN BOOK 8316, PAGE 451, SAID REGISTER'S OFFICE.

This is improved property known as: .069 acres on Gallatin Road, known as Lot 4B of Rivergate Station, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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, its successors and assigns, forever; and I do covenant with the said GRANTEE that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and Grantor warrants the title against all persons claiming under him.

AND GRANTOR does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to the said GRANTEE, its successors and assigns, against the lawful claims of all persons claiming under GRANTOR, but no further or otherwise.

Witness MY hand(s) this 9th day of May, 1995.

TOMMY CUNNINGHAM by its agent

BOOK 9668 PG 842

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, TOMMY CUNNINGHAM, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of MAY, 1995.

NOTARY PUBLIC

My Commission Expires: 3-21-98

PLEASE RETURN TO:
STATE TITLE, INC.
107 POINT EAST DRIVE
NASHVILLE, TN 37216

PROPERTY DESCRIPTION LOT 4B

Being a parcel of land situated in Davidson County, Tennessee, said parcel being Lot 4B as recorded on the Resubdivision of Lot 4 Rivergate Station Section Two Phase Five of record in Plat Book 8250, Page 418, R.O.D.C., Tennessee.

Beginning at an iron rod in the easterly margin of Gallatin Pike, said point being the northwest corner of Rivergate Station Section Three of record in Plat Book 6200, Page 941, R.O.D.C., Tennessee, and the southwest corner of the property herein described;

Thence, with said road around a curve to the right having a central angle of 0°01'00", a radius of 171,835.65 feet, a length of 50.00 feet, a chord which bears N 20°46'23" E for a distance of 50.00 feet to an iron rod;

Thence, S 69°23'57" E, a distance of 546.67 feert to an iron rod;

Thence, along the westerly line of the property conveyed to the Armstrong Rubber Company of record in Plat Book 4671, Page 518, R.O.D.C., Tennessee, S 24°45'45" E, a distance of 85.35 feet to an iron rod;

Thence, along the northerly line of Rivergate Station Section Three of record in Plat Book 6200, Page 941, R.O.D.C., Tennessee, N 69°23'57" W, a distance of 139.02 feet to an iron rod;

Thence, N 20°36'03" E, a distance of 9.99 feet to an iron rod;

Thence, N 69°23'57" W, a distance of 468.53 feet to the point of beginning and containing 0.69 acres of land more or less.

Being a portion of the same property conveyed to Rivergate Station Joint Venture of record in Plat Book 7840, Page 559, R.O.D.C., Tennessee. And being the same property conveyed to Tommy Cunningham by Special Warranty Deed from Rivergate Station Joint Venture being recorded simultaneously herewith.

T.C.

59471
IDENTIF. ↑ REFERENCE

95 MAY 10 PM 2:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

PICK-UP

95\1 05/10 0101 03CHECK 1400.50

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9668 PG 844

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 375000.00
CON TX 1387.50
PRFEE 1.00
WDEED 12.00
TOTAL 1400.50
CHECK 1400.50

05/10/95 01 02:56 0001 9561

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

59471
IDENTIF. # REFERENCE

95 MAY 10 PM 2:57
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 908955