This Instrument Prepared By: Box 40-A

Clement, Gibson & Gregory
Suite 600, 200 Fourth Avenue, North
Nashville Tennessee 37219

ADDRESS NEW OWNER:
Kevin E. Dunn d/b/a CarTronics
1815 Gallatin Pike, North
Nashville, Tennessee 37206

SEND TAX BILL:
To New Owner

MAP AND PARCEL:
MAP 163
PARCEL 159

MORTGAGEE:
SouthTrust Bank of Tennessee
230 Fourth Avenue, North
Nashville, Tennessee 37201

BOOK 9829 PG 67

George P. Dale
909 Reeves Road
Antioch, Tennessee 37013-3345

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the herein named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, George P. Dale, unmarried ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey unto Kevin E. Dunn d/b/a CarTronics ("Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Land lying in the 29th Councilmanic District, Davidson County, Tennessee and being further described according to a survey by Sanders Surveying, dated August 14, 1995 as follows:

Beginning at an old iron pin in the southerly margin of Hickory Hollow Parkway, said pin being the northwesterly corner of the Tire and Auto Holdings, Inc. property of record in Deed Book 8206, Page 382, R.O.D.C., TN, and also being N 70° 24' 32" W, a distance of 1,785.6 feet from the intersection of the centerlines of said road and Bell Road;

Thence, leaving the margin of said road, and with the line of Tire and Auto Holdings, Inc., S 32° 23' 17" W, a distance of 199.45 feet to an old iron pin in the northerly right-of-way of CSX Railroad;

Thence, leaving the line of Tire and Auto Holdings, Inc., and with the railroad right-of-way, N 57° 55' 57" W, a distance of 364.48 feet to a new iron pin, said pin being the southeasterly corner of the W. P. Hutcherson property of record in Deed Book 8207, Page 190, R.O.D.C., TN;

Thence, leaving the railroad right-of-way, and with Hutcherson's line, N 34° 43' 33" E, a distance of 188.89 feet to an old iron pin in the southerly margin of Hickory Hollow Parkway, said pin being Hutcherson's northeasterly corner;

Thence, leaving Hutcherson's line, and with the margin of said road, with a curve to the right having a radius of 1,298.462 feet, a delta angle of 07° 43' 33", a tangent of 87.675 feet, a chord being 174.952 feet with a bearing of S 61° 37' 46" E, a length of 175.085 feet to an old iron pin;

Thence, continuing with the margin of said road, S 57° 46' 04" E, a distance of 182.25 feet to the point of beginning.

Containing 1.638 acres, per survey by Sanders Surveying, dated August 14, 1995.

Being a part of the same property conveyed to Frances S. Dale and husband, George P. Dale by deed from Robert L. Scruggs and wife, Joyce W. Scruggs of record in Book 7881, page 266, Register's

Office for Davidson County, Tennessee, the said Frances S. Dale having since died; and being the same property conveyed to George P. Dale by deed from Charles F. Gaulden and wife, Ruth S. Gaulden of record in Book 9129, page 64, Register's Office for Davidson County, Tennessee.

This is improved property known as 5177 Hickory Hollow Parkway, Antioch, TN 37013.

This conveyance is made subject to such limitations, restrictions and easements as may affect the premises.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, his heirs, successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property 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 himself, his heirs, successors and representatives, to warrant and forever defend the title to the Property to Grantee, his heirs, 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 12 day of October, 1995.

George P. Dale

George P. Dale

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named George P. Dale, unmarried, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 12 day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 9/18/99

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

AFFIANT

Subscribed and sworn to before me this 13 day of October, 1995.

NOTARY PUBLIC

My Commission Expires: 9/18/99

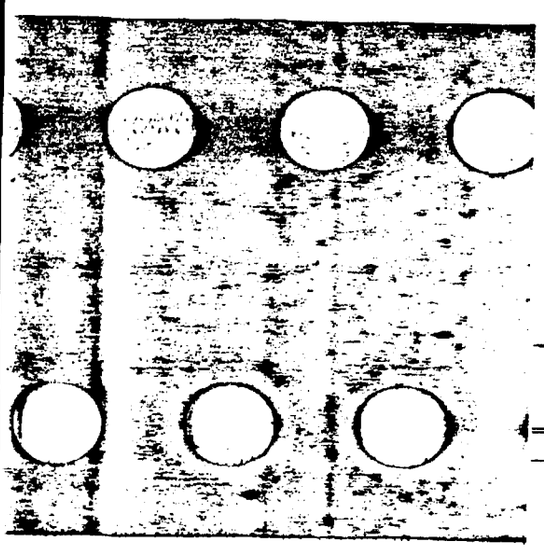
0112598

1995 OCT 16 01:01 03CHECK 1119.00

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE



RECEIVED OF _____

FOR _____

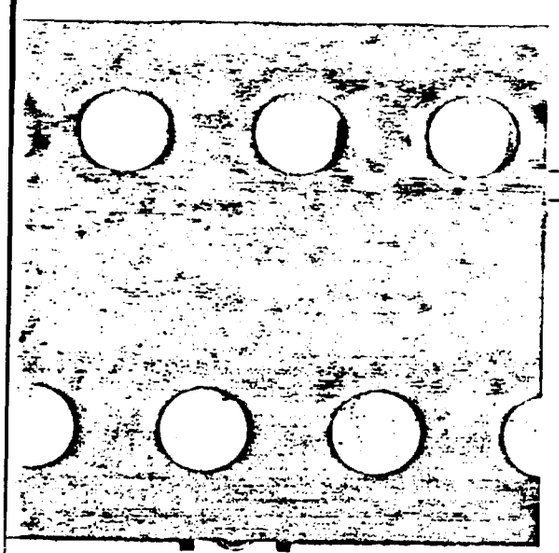
BOOK 9829 PG 69

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 300000.00
CON TX 1110.00
PRFEE 1.00
WDEED 8.00
TOTAL 1119.00
CHECK 1119.00
10/16/95 01 15:02 0001 7208

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0112598
IDENTIF. & REFERENCE

95 OCT 16 PM 3:03
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 965942