BOOK 9910 PG 638

File in Box No. 19 B

WARRANTY DEED

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE #96-1-2
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 153,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF January 19 96

Notary Public

MY COMMISSION EXPIRES: July 24, 1999
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
PETER WEISS, ATTORNEY AT LAW, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JEFFREY B. AMANN D/B/A	NATIONSBANK OF TENNESSEE, N.A.	MAP 91-16
TURBO AUTO - EAST (NAME)	(NAME)	
708 Stone Creek Court	3401 West End Avenue, Suite 110	PARCEL 015
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221	Nashville, TN 37203	FB # 12W-01870
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, SCOTT CLAYTON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JEFFREY B. AMANN D/B/A TURBO AUTO - EAST

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being part of Lot "A' on the Plat of Charlotte Park Co's First Addition to Nashville, as of record in Plat Book 57, Page 103, Register's Office for Davidson County, Tennessee, and described according to a Survey by Howard W. Anderson, Registered Land Surveyor, No. 527, dated December 27, 1995, as follows:

BEGINNING at an iron rod in the southerly margin of Charlotte Avenue, said iron rod being 50.00 feet West of the westerly margin of 44th Avenue North; thence, South 2 degrees 25 minutes 37 seconds East 150.00 feet to an iron rod in the northerly margin of an alley; thence, with said margin South 87 degrees 34 minutes 23 seconds West 100.00 feet to an iron rod; thence, leaving said margin North 2 degrees 25 minutes 37 seconds West 150.00 feet to an iron rod in the southerly margin of Charlotte Avenue; thence, with said margin North 87 degrees 34 minutes 23 seconds East 100.00 feet to the point of BEGINNING.

BEING the same property conveyed to Scott Clayton, by Deed from Dorothy G. Tate and husband, Wilson C. Tate, Sr., of record in Book 5817, Page 105, Register's Office for Davidson County, Tennessee.

Legal continued on Page 2

unimproved ( )
This is improved (X) property, known as 4403-4405 Charlotte Avenue, Nashville, TN 37209
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 4th day of January 19 96

SCOTT CLAYTON

Dollye F. Clayton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named SCOTT CLAYTON AND WIFE, DOLLYE F. CLAYTON

the bargainor S with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Brentwood, Tennessee, this 4th day of January, 19 96.

Commission expires July 24, 1999

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____, Notary Public within and for the State and County aforesaid, personally appeared _____ and _____, with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____, the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ 19_____.

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My commission expires _____

Notary Public

5142 01/05 0101 03CHECK 575.10

Legal continued from Page 1

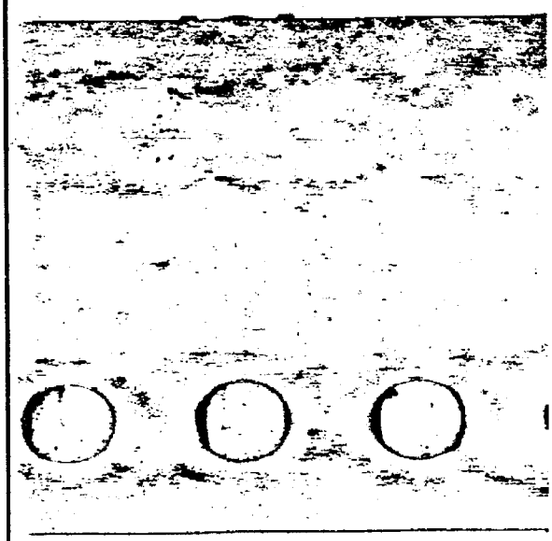
THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

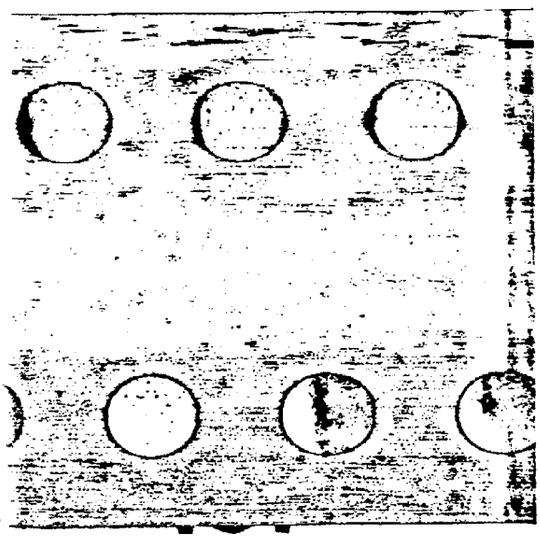
"The subject property is solely used for Commercial Purposes and is not now nor ever has been the principal place of residence of the Grantor herein."

DOLLYE F. CLAYTON, spouse of the above named SCOTT CLAYTON, joins in this conveyance for the purpose of releasing any and all rights she may have in and to the above described property, especially her marital rights.

96 JAN -5 PM 1:49
FELIX A. [illegible]
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE
013840 2





OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9910 PG 640

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 153000.00
CON TX 566.10
PRFEE 1.00
WDEED 8.00
TOTAL 575.10
CHECK 575.10

01/05/96 01 13:52 0001 5142

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0138402
IDENTIF. # REFERENCE

96 JAN -5 PM 1:50
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 993490