BOOK 10256 PG 67

This Instrument Prepared By:
HAROLD REEVES, ATTORNEY P.C.
640 Spence Lane, Suite 218
Nashville, TN 37217
(615) 361-6679

File Box 24

ADDRESS NEW OWNER:
Nolensville Road Auto Mart, Inc.
2624 Nolensville Road
Nashville, TN 37211

SEND TAX BILL:
To Owner

MAP AND PARCEL:
MAP 119-050
PARCEL 388.00
06DA-06950

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, Bertha P. Ellis, a widow hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Nolensville Road Auto Mart, 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:

BEING Lot No. 2 of Block No. 1 on the Plan of the Subdivision of Block Nos. 1 and 2, Cumberland Nurseries, of record in Book 161, Page 35, said Register's Office.

SAID Lot No. 2 fronts 45 feet on the easterly side of Foster Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bertha P. Ellis, by deed from John Ewing, Trustee of record in Book 10256 Page 65, Register's Office for Davidson County, Tennessee.

This is the same description as in previous deed of record.

This Property is conveyed "AS IS, WHERE IS" and is subject to any and all easements of record. Taxes for 1996 have been pro-rated and paid.

This is unimproved property known as 2624 Foster Avenue, Nashville, TN 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Nolensville Road Auto Mart, Inc., its successors and assigns, forever; and I, Bertha P. Ellis, a widow 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 I do further covenant and bind myself, my heirs and representatives, 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. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

024543
IDENTIF. & REFERENCE

96 NOV 11 AM 10:11
REGISTER
DAVIDSON COUNTY, TN.

0105 11/11 0101 03CHECK 54.14

Witness my hand this the 5th day of November, 1996.

Bertha P. Ellis

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named Bertha P. Ellis, a widow the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Warranty Deed for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this the 5th day of November, 1996.

NOTARY PUBLIC

My Commission Expires: 3/22/97

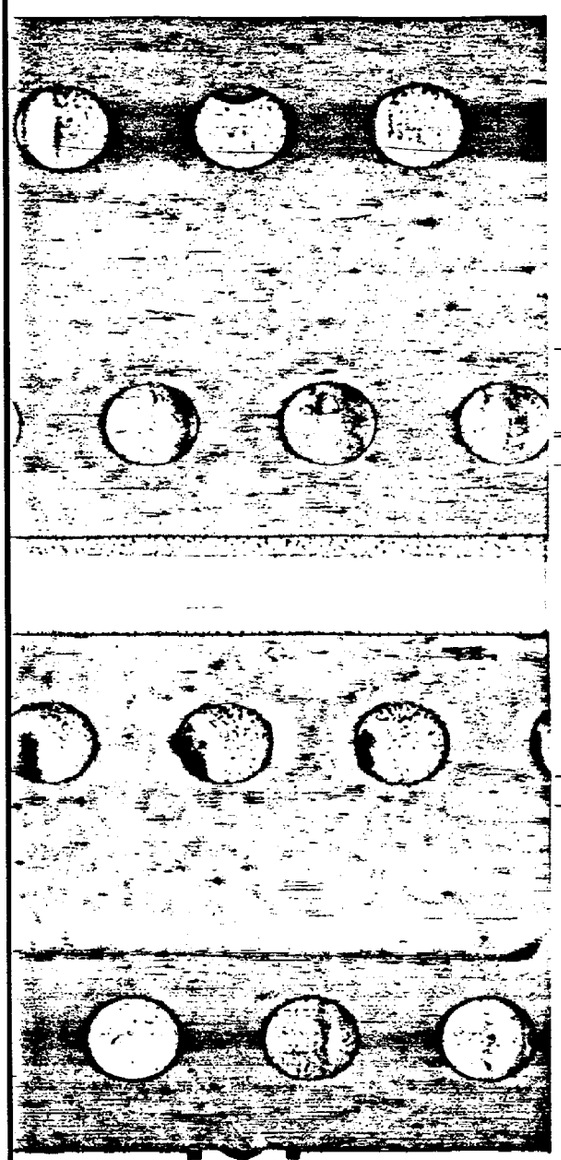
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $ 12,250.00

AFFIANT

Subscribed and sworn to before me this 5th day of November, 1996.

NOTARY PUBLIC
My Commission Expires: 3/22/97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10256 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	12250.00
CON TX	45.14
PRFEE	1.00
WDEED	8.00
TOTAL	54.14
CHECK	54.14

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

11/11/96 01 10:15 0001 0105

0245463
IDENTIF. & REFERENCE

96 NOV 11 AM 10:11

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1087007