BOOK 10257 PG 674

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney At Law
303 Frances Street
P. O. Box 904
Goodlettsville, Tennessee 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Mike Suggs, et al 126 Long Hollow Rd. Goodlettsville, Tn. 37072	Same as New Owner	Map 34 Parcel 23 Field Book 11D 27755

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, WHITT'S AUTO SALE, INC., a Tennessee Corporation, hereinafter referred to as the "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto MIKE SUGGS and JOE L. WALL, each owning a one-half (½) undivided interest, hereinafter referred to as the "GRANTEES", their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT NO. 1:
LAND in the 11th Civil District of Davidson County, Tennessee, described according to a survey made by Barge, Waggoner and Sumner, Inc., dated October 22, 1965 as follows:

BEGINNING at an iron pin in the center of Old Dry Creek Road, same being 110.88 feet west of the Louisville and Nashville Railroad right-of-way and a corner to Lewis Farris; thence with the approximate center line of said Road, North 45 deg. 50 min. West 308.55 feet to an iron pin; thence North 74 deg 50 min. West 132.00 feet to an iron pin; thence crossing Dry Creek, North 11 deg. 39 min. West 198.00 feet to an iron pin; thence recrossing said Dry Creek North 80 deg. 22 min. east 405.90 feet to an iron pin; thence South 1 deg. 17 min. West 511.50 feet to the beginning, containing 2.78 acres, more or less.

TRACT NO. 2:
LAND in the 11th Civil District of Davidson County, Tennessee, beginning at an iron pin on the north side of Dry Creek Road 110.88 feet west of the Louisville and Nashville Railroad right-of-way; thence North 1 deg. 17 min. East 511.50 feet to an iron pin; thence East 82.5 feet to the West line of the said railroad right-of-way to a point; thence South with the same 525 feet more or less to the north boundary line of Old Dry Creek Road; thence west with the margin of the same to the point of beginning.

BEING the same property conveyed to Whitt's Auto Sales, Inc. by deed from American Legion Post 105, a Tennessee Corporation, of record in Book 8134, page 678, Register's Office for Davidson County, Tennessee.

The legal description, as hereinabove set forth is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1000 Dry Creek Road, Madison, TN 37115.

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 the GRANTOR does covenant with the said GRANTEES, that the GRANTOR is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Taxes for the year 1996, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

And the GRANTOR does further covenant and bind itself, its 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.

WITNESS our hands on this the 8th day of November, 1996.

"GRANTOR"
WHITT'S AUTO SALES, INC.
a Tennessee Corporation

BY: _____
JOE WHITT, SR., President

BY: _____
RUBY J. WHITT, Secretary

"GRANTEES"

_____
MIKE SUGGS

_____
JOE L. WALL

0737 11/13 0101 03CHECK 305.00

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIKE SUGGS and JOE L. WALL, 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, at office, this the 8th day of November, 1996.

_____ NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOE WHITT, SR. and RUBY J. WHITT, with whom I am personally acquainted and who acknowledged themselves to be the President and Secretary, respectively of Whitt's Auto Sales, Inc., the bargainor, a corporation, and as such President and Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by themselves as President and Secretary.

WITNESS my hand and official seal, this the 8th day of November, 1996.

_____ NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

_____
Affiant

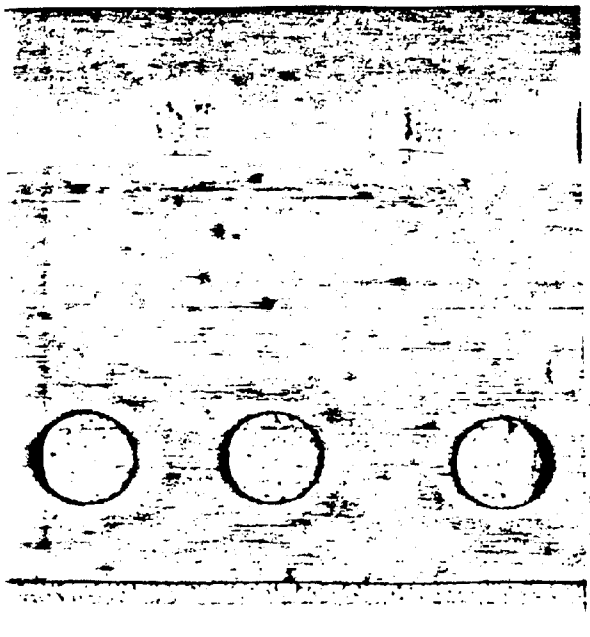
Sworn to and subscribed before me, this the 8th day of November, 1996.

_____ NOTARY PUBLIC

PATSY C. DAVIDSON
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TN
MY COMMISSION EXPIRES:
DECEMBER 6, 1997

0246061
IDENTIF. ↑ REFERENCE

96 NOV 13 AM 9:17
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

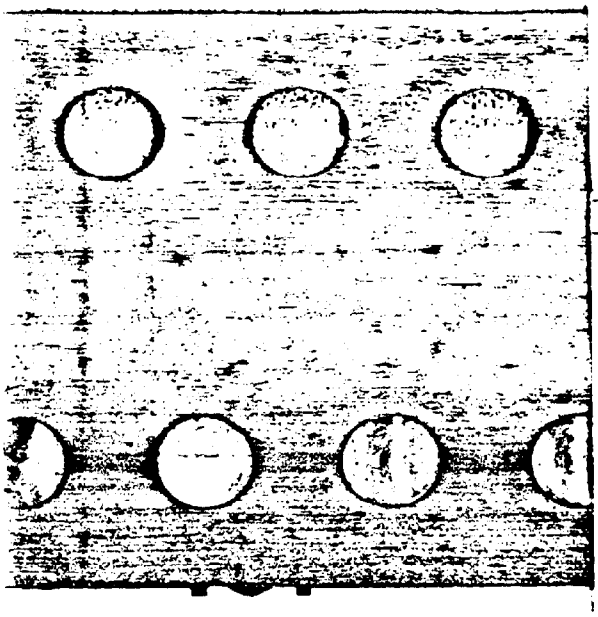
RECEIVED OF _____

FOR _____

BOOK 10257 PG 676

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	80000.00
CON TX	296.00
PRFEE	1.00
WDEED	8.00
TOTAL	305.00
CHECK	305.00

11/13/96 01 09:19 0001 0737

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0246061
IDENTIF. ↑ REFERENCE

96 NOV 13 AM 9:17

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1087629