BOOK 10313 PG 649

Book 12 pm

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$ 680,000.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 10th DAY OF **JANUARY, 1997**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/25/97

4503 01/14 0101 03CHECK 2533.00

**THIS INSTRUMENT WAS PREPARED BY:**

DONALD ARKOVITZ, ESQ. 332 WHITE BRIDGE ROAD, NASHVILLE, TN 37209.

NAME AND ADDRESS OF PROPERTY OWNER
BUSH INDUSTRIAL TIRE CORP.
DAVID L. BUSH, et ux
1515 J. P. HENNESSY DRIVE
ANTIOCH, TN 37013

SEND TAX BILLS TO:
BUSH INDUSTRIAL TIRE CORP.
DAVID L. BUSH, et ux
1515 J. P. HENNESSY DRIVE
ANTIOCH, TN 37013

MAP NO. [redacted] 183.00
PAR NO. [redacted] 139.00

97 JAN 14 AM 10:10
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

IDENTIFICATION REFERENCE
02633865

## WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

**T & B Associates (Robert E. Torbert, Sr., and Charlene S. Torbert),** hereinafter called **GRANTORS,** have bargained and sold, and by these presents do transfer and convey unto **Bush Industrial Tire Corporation** as to eleven (11) per cent undivided interest, and **David L. Bush** and wife, **Patricia A. Bush** as to eighty-nine (89) per cent undivided interest, hereinafter called the **GRANTEES,** their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

This is improved property, known as 1515 J. P. Hennessy Drive, Antioch, TN 37013.

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. We do covenant with 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 set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the aid land to GRANTEES, their heir 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** our hands this 10th day of January, 1997.

Robert E. Torbert, Sr.

**T & B ASSOCIATES**
**ROBERT E. TORBERT, SR.**

Charlene S. Torbert

**T & B ASSOCIATES**
**CHARLENE S. TORBERT**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **ROBERT E. TORBERT, SR.**, bargainer, with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of January, 1997.

My commission expires: 11/25/97

Carol R. Lawson
NOTARY PUBLIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and state, the within named **CHARLENE S. TORBERT**, bargainor with whom I am personally acquainted (or proved to me in the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 10th day of January, 1997.

My Commission Expires: 11/25/97

Carol R. Lawson
NOTARY PUBLIC

**EXHIBIT "A"** BOOK 10313 PG 652

A parcel of land in the Second Civil District of Metropolitan Nashville and Davidson County, Tennessee being more fully described according to a survey of Ragan-Smith-Murphy & Associates, Inc., dated February 6, 1986, and revised February 17, 1986, as follows:

Beginning at an existing iron pin in the northerly right-of-way line of J. P. Hennessy Drive, a 60-foot road, that is 386.79 feet easterly, as measured with said right-of-way line, from the easterly terminus of the northeasterly return curve at the intersection of J. P. Hennessy drive and Firestone Boulevard and proceeding as follows:

1. Leaving said northerly right-of-way line, with the northeasterly line of Bennie Goodman, et al of record in Deed Book 6097, page 388, Register's Office for Davidson County, Tennessee, North 42 degrees 57 minutes 26 seconds West 375.58 feet to an existing iron pin in the southwesterly corner of Section XX, Interchange City Industrial Park of record in Plat Book 5200, page 46, Register's Office for Davidson County, Tennessee; thence,

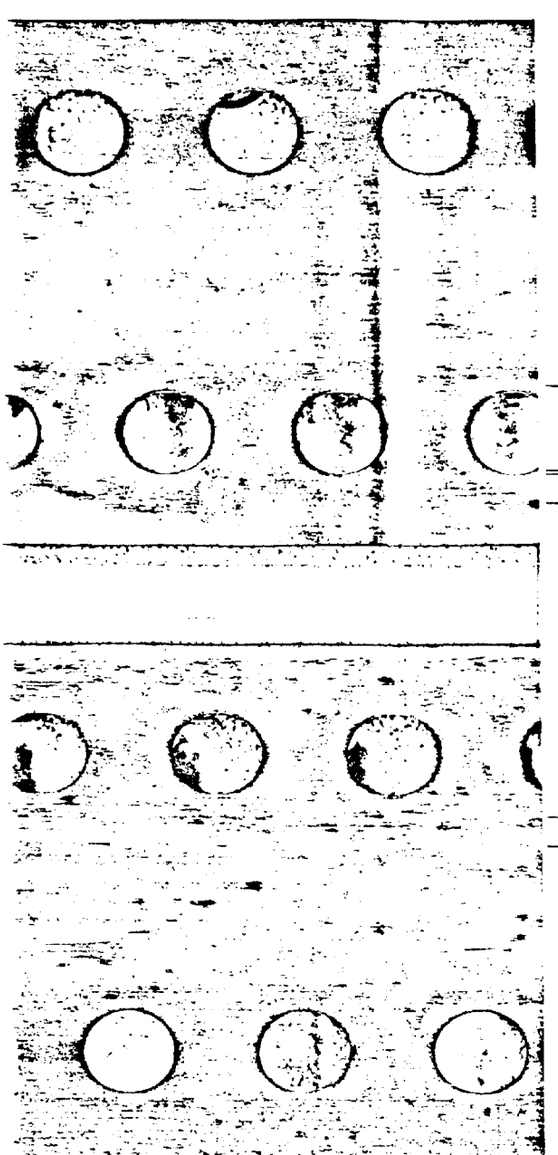
2. With the southeasterly line of said Section XX, North 58 degrees 49 minutes 14 seconds East 336.22 feet to an iron pin set; thence,

3. Leaving said southeasterly line with a line severing Tract 211 of Interchange City Associates, Ltd. of record in Deed Book 6381, page 227, Register's Office for Davidson County, Tennessee and Deed Book 337, page 509, Register's Office for Rutherford County, Tennessee, South 31 degrees 10 minutes 46 seconds East 338.72 feet to an iron pin set; thence,

4. South 3 degrees 04 minutes 24 seconds East 120.00 feet to an existing iron pin by an existing disturbed concrete monument in the northerly right-of-way line of J. P. Hennessy Drive; thence,

5. With said northerly line in a westerly direction with an 848.51-foot radius curve to the left, 217.70 feet to the point of beginning, said curve having a chord bearing and distance of South 79 degrees 34 minutes 02 seconds West 217.10 feet. The herein described tract contains 2.70 acres (117.680 square feet), more or less.

Being the same property conveyed to T & B Associates, by deed from Interchange City Associates, Ltd., a Tennessee limited partnership, of record in Book 6841, page 732, Register's Office for Davidson County, Tennessee.



**OFFICIAL RECEIPT**

**FELIX Z. WILSON, II**

**REGISTER OF DAVIDSON COUNTY**
**NASHVILLE, TENNESSEE**

**RECEIVED OF** _____

**FOR** _____

BOOK 10318 PG 653

| | | |
|---|---|---|
| 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 | 680000.00 |
| CON TX | 2516.00 |
| PRFEE | 1.00 |
| WDEED | 16.00 |
| TOTAL | 2533.00 |
| CHECK | 2533.00 |

01/14/97 01 10:09 0001 4503

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

0263865
IDENTIF. # REFERENCE

97 JAN 14 AM 10:10
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

**No.** 1107013