This Instrument Prepared By:
D. Jefferson Herring, Attorney
Suite 200, The Pilcher Bldg.
144 Second Avenue North
Nashville, TN 37201

QUITCLAIM DEED

BOOK 10321 PG 800

Address of New Owner:

Parts & Equipment Company, Inc.
P.O. Box 705
Mt. Juliet, TN 37122

Send Tax Bills To:

Same

Map and Parcel Nos.:
93-8-19
93-8-81

FOR AND IN CONSIDERATION of ten dollars ($10) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, KAREN R. MILLER in her capacity as EXECUTRIX OF THE ESTATE OF LARRY JACK MILLER, DECEASED, by these presents does hereby quitclaim and convey unto PARTS & EQUIPMENT COMPANY, INC., a Tennessee corporation, all of her right, title and interest in and to the land described in the attached Exhibit A (the "Property"). The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

WITNESS the signature of the Grantor this 16th day of January, 1997.

0264810 IDENTIF. & REFERENCE

FOR-UP 97 JAN 16 PM 1:51. LEILA A. HALL REGISTER DAVIDSON COUNTY, TN.

Karen R. Miller
Karen R. Miller
Executrix of the Estate of
Larry Jack Miller, Deceased

5493 01/16 0101 03CHECK 12.00

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, D. Jefferson Herring, a Notary Public of the state and county aforesaid, personally appeared KAREN R. MILLER, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Executrix of the Estate of Larry Jack Miller, Deceased, the within named bargainor, and that she as such Executrix executed the foregoing instrument for the purpose therein contained, by signing the name of the Estate by herself as Executrix.

WITNESS my hand and seal, at office in Nashville, Tennessee, this 16th day of January, 1997.

D. Jefferson Herring
NOTARY PUBLIC

My Commission Expires:
January 29, 2000

D. JEFFERSON HERRING NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

BOOK 10321 PG 801

The actual consideration for this transfer is $ -0- .

PARTS & EQUIPMENT COMPANY, INC.

By: Karen R. Miller
Karen R. Miller, President
Affiant

Subscribed and sworn to before me, this the 16th day of January, 1997.

D. Jefferson Herring
Notary Public

My Commission Expires:
January 29, 2000

D. JEFFERSON HERRING
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

EXHIBIT A

BOOK 10321 PG 802

PROPERTY DESCRIPTION

TRACT NO. I:

Land in Davidson County, Tennessee, being part of Lot No, 9, on the plan of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, in the Register's Office of Davidson County, Tennessee, described according to a survey made by Turner Engineering Company, September 25, 1968, as follows:

BEGINNING at an iron pin on the northerly margin of Davidson Street that is South 81 degrees 40' West, a distance of 47.40 feet from the westerly margin of South Sixth Street, extended and proceeding as follows: South 81 degrees 40' West, a distance of 282.00 feet to an iron pin; thence North 13 degrees 00' West, a distance of 143.90 feet to an iron pin; thence North 77 degrees 00' East, a distance of 290.61 feet to an iron pin on the westerly margin of South Sixth Street; thence South 25 degrees 27' East, a distance of 127.42 feet to an iron pin; thence in a southerly and westerly direction with a 35-foot radius to the right, a distance of 65.43 feet to the point of beginning, and containing 47,919 square feet, more or less.

TRACT NO. II:

Land in Davidson County, Tennessee, being part of lot No, 9, on the plan of D. B. Cooper's Addition to East Nashville, as of record in Book 57, page 154, in the Register's Office of Davidson County, Tennessee, described according to a survey made by Turner Engineering Company, September 25, 1968, as follows:

BEGINNING at an iron pin on the westerly margin of South Sixth Street at a point that is North 25 degrees 27' West, a distance of 174.82 feet from the northerly margin of Davidson Street, extended, and proceeding as follows: South 77 degrees 00' West, a distance of 290.61 feet to an iron pin; thence North 13 degrees 00' West, a distance of 131.12 feet to an iron pin; thence North 77 degrees 00' East, a distance of 261.67 feet to an iron pin; on the westerly margin of South sixth Street; thence south 25 degrees 27' East, a distance of 134.28 feet to the point of beginning, and containing 36,207 square feet, more or less.

BOTH TRACTS BEING the same property conveyed to Karen R. Miller in her capacity as Executrix of the Estate of Larry Jack Miller, deceased, from Parts & Equipment Company, Inc. a Tennessee Corporation, by deed of record in Book 10173, page 657, Register's Office for Davidson County, Tennessee.

This is improved property known as 515 Davidson Street, Nashville, Tennessee 37213.

The legal description above was taken from the deed by which the property was conveyed to the Grantor. The real estate was not surveyed at the time of this conveyance and the draftsman assumes no liability as to the accuracy of the legal description.