BOOK 10343 PG 852

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of One Hundred Thirty Seven Thousand Five Hundred Dollars ($137, 500.00), cash in hand paid, by the here after named Grantees and other good and valuable consideration, the receipt of all of which is hereby acknowledged. We, Value Auto Sales, Inc. , hereinafter called the Grantor, have this day bargained and sold and by these presents do hereby sell, transfer, convey and deed unto Tuwana J. Bryant, George E. McLaurine and Daniel D. Lane, hereinafter called grantees, their heirs and assigns, the following described real property situated in Civil District of Davidson County, Tennessee, and better described as follows; to-wit:

Map-Parcel # 69-12-33
Land in Davidson County, Tennessee, being part of Lot No. 15 on the unrecorded Plan of Brattonview Subdivision at Bordeaux, Tennessee, and part of an unnumbered tract lying immediately southwest of said part of Lot No. 15, described together according to a survey made by Geo. W. Watkins, Surveyor, June 15, 1951, as follows:

Beginning on the northeasterly margin of State Highway No. 112, 155.6 feet northwest of the northwesterly margin of Courtney Avenue; thence with the northeasterly margin of said Highway northwestwardly 65 feet; thence N 51 deg. 15' E 211.5 feet more or less, to the southerly line of Lot No. 16; thence with same southwestwardly 67 feet more or less, to the northwest corner of the property conveyed to Robert T. Mitchell and wife Hassie Mai Mitchell by deed from Sam Weems and wife of record in Book 2100, page 245, said Register's Office; thence S 51 deg. 15' W, 225.9 feet to the beginning.

Being the same property conveyed to VALUE AUTO SALES, INC. by deed from T. E. ROGERS, SR. AND T. E. ROGERS, JR. of record in Book 9032, page 919, said Register's Office.

TO HAVE AND TO HOLD the said real property with the appurtenances, estate, title and interest thereto belonging unto the said Grantees, their heirs and assigns, forever; and we do covenant with the said Grantees that we are lawfully seized and possessed of the said land in fee simple, have a good and perfect right to convey the same, and the same is free and clear of all encumbrances, unless otherwise herein set out; and we further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title in the said real property 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.

0271220
IDENTIFICATION REFERENCE
MAIL ENV.
97 FEB -7 AM 11:06
REGISTER
DAVIDSON COUNTY, TN.

Witness our signatures, this the 31st day of January, 1997.

Value auto Sales

By: V.P

Title

By: _____

Title

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 10343 PG 853

Personally appeared before me, _____, a Notary Public, in and for the said State and County, the within named _____, the bargainor, with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this the _____ day of _____, 1997.

_____
NOTARY PUBLIC

My commission expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Renerd A. Hirsch, Sr., a Notary Public within and for the State and County aforesaid, personally appeared Steve Jackson and _____ with whom I am personally acquainted and who upon (their several oaths) acknowledged (themselves) to be the Vice President _____ and _____ respectively of the Value Auto Sales, Inc., the within named bargainor, a corporation, and that (they) as such Vice President 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 Steve Jackson as such Vice President, and attesting the same by the said Steve Jackson, as such Vice President.

BK/10343PG854

Witness my hand and seal, at office, this the 31st day of January, 1997.

NOTARY PUBLIC

My commission expires: My Commission Expires SEPT. 18, 1999

MAIL TAX BILLS TO: Tuwana J. Bryant
George E. McLaurine
Daniel D. Lane
3704 Clarksville Pike, Nashville, TN 37218

The Name and Address of the new owners are:

Tuwana J. Bryant
George E. McLaurine
Daniel D. Lane
3704 Clarksville Pike, Nashville, TN 37218

This Instrument was prepared By:

Carolyn F. Piphus
Attorney at Law
SMITH & HIRSCH
619 Woodland Street
Nashville, TN 37206

4349 02/07 0101 03CHECK 521.75

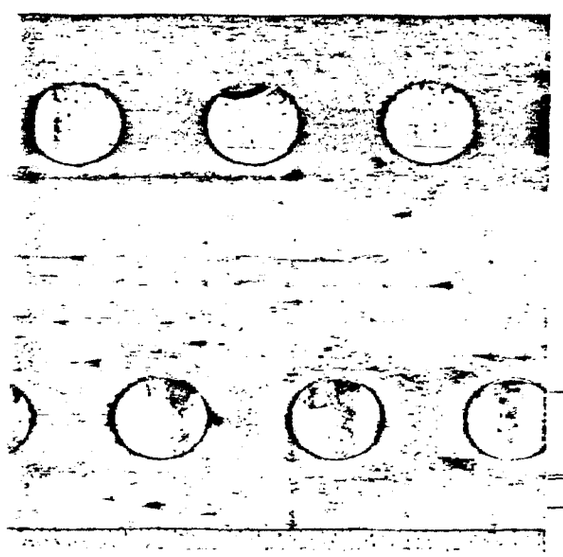
The actual consideration or value whichever is greater, for this transfer is $137,500.00. Subscribed and sworn before me, this 31st day of January, 1997.

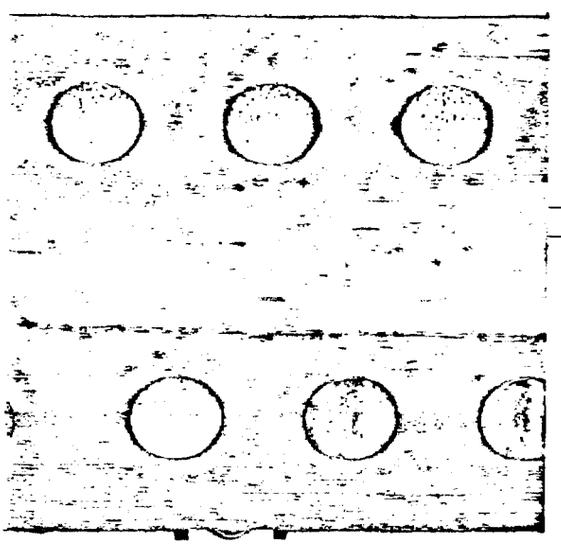
Affiant

Sworn by: Carolyn Piphus

Notary Public

My commission expires: My Commission Expires SEPT. 18, 1999





OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10343 PG 855

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

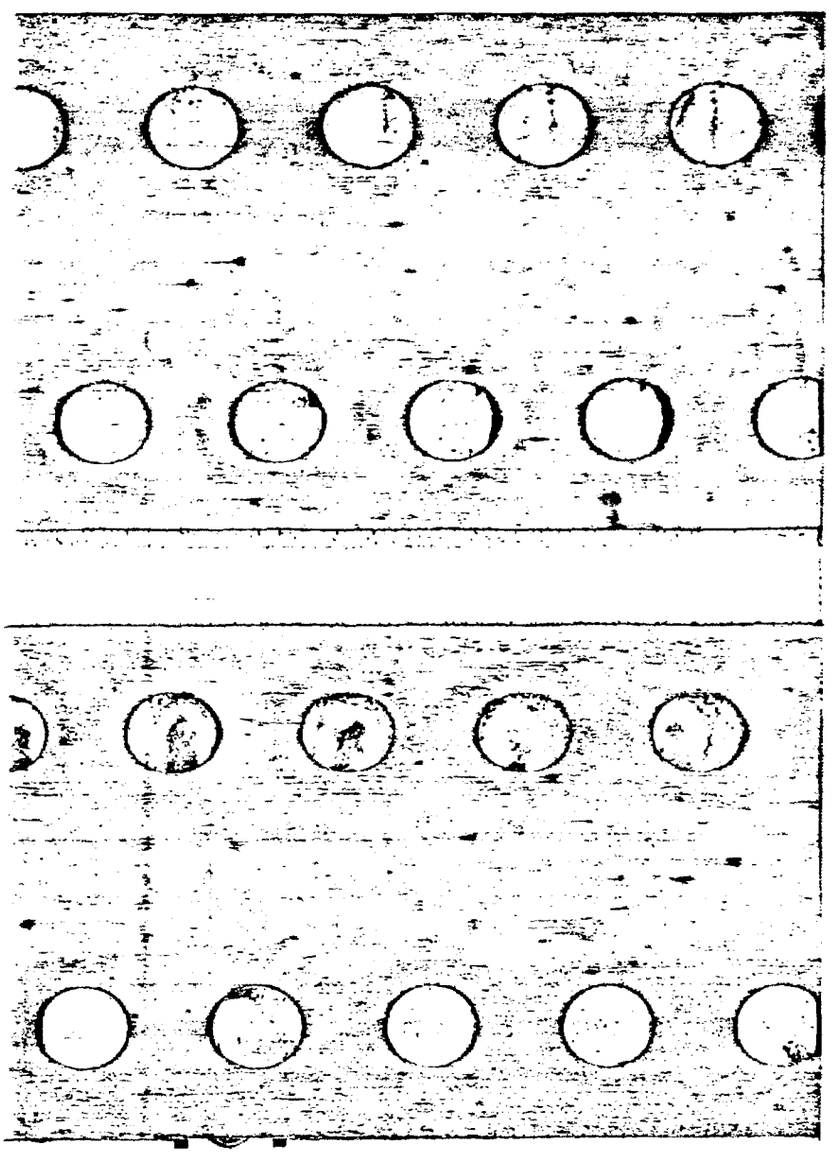
DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
				CAMT 137500.00
				CON TX 508.75
				PRFEE 1.00
				WDEED 12.00
				TOTAL 521.75
				CHECK 521.75
02/07/97	01			11:13 0001 4349

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0271220
IDENTIF. & REFERENCE

97 FEB -7 AM 11:06
FELIX Z. WILSON, REGISTER
DAVIDSON COUNTY, TN.

No. 1114842



VOID

BOOK 10343 PG 856

2/7/97