Bay 31
135

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Jennings Tire Company 805 N.W. Broad St. Murfreesboro, TN 37129	Map 91-15 Parcel 93	Jennings Tire Company 805 N.W. Broad St. Murfreesboro, TN 37129
This instrument prepared by: Boult, Cummings, Conners & Berry, PLC (GC) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

WARRANTY DEED

BOOK 10433 PG 441

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Emma K. Batson (the "Grantor"), has bargained and sold, and by these presents does transfer and convey to Jennings Tire Company, a Tennessee corporation (the "Grantee"), Grantee's successors and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. 1997 real property taxes, which are a lien, but are not yet due and payable, and which have been assumed by the Grantee;

2. All matters shown on the Survey of the Property dated April 7, 1997, prepared by Wm. Robert Seigenthaler, Tennessee Registered Land Surveyor No. 177, and the Surveyor's Report prepared in conjunction therewith, including, but not limited to, (i) asphalt driveway from Charlotte Avenue to alley on the north side of the Property, (ii) encroachment of overhead telephone line over the northwest corner of the Property, (iii) water, gas, electric, telephone and cable TV lines serving the improvements on the Property, (iv) encroachment of masonry building and concrete block retaining wall upon the west property line of the Property, (v) encroachment of guy wire support for utility pole in alley over the north line of the Property, (vi) encroachment of concrete retaining wall upon the east property line of the Property, and (vii) encroachments from the Property onto the public right-of-way of Charlotte Avenue of eight (8) inch letters for sign on south face of building and GOODYEAR sign above walk; and

3. Rights of tenant in possession pursuant to an unrecorded lease, as heretofore amended, renewed and/or extended.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $285,000.00.

H Batson
Affiant

Subscribed and sworn to before me this 29th day of April, 1997.

Barbara S. Williams
Notary Public
My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1999

BARBARA S. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

0413907.01
100255-000 04/29/97

This is improved property, known as 5204 Charlotte Avenue, Nashville, TN 37209.

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever.

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered, except as set forth hereinabove.

Grantor further covenants and binds herself, her heirs and representatives, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever.

Grantor is not married, and the Property is not her usual place of residence.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 29th day of April, 1997.

Emma K. Batson

By: _____
Jack M. Batson, Attorney-in-Fact

By: _____
Raymond W. Waller, Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara S. Williams, Notary Public, Jack M. Batson, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Emma K. Batson, and is authorized by Emma K. Batson to execute this instrument on behalf of Emma K. Batson.

WITNESS my hand, at office, this 29th day of April, 1997.

BARBARA S. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

_____
Barbara S. Williams
Notary Public

My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1999

0413907.01
100255-000 04/29/97

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Barbara S. Williams, Notary Public, Raymond W. Waller, with whom I am personally acquainted, who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Attorney-in-Fact of Emma K. Batson, and is authorized by Emma K. Batson to execute this instrument on behalf of Emma K. Batson.

WITNESS my hand, at office, this 29th day of April, 1997.

BARBARA S. WILLIAMS NOTARY PUBLIC AT LARGE DAVIDSON CO. TN

Barbara S. Williams
Notary Public

My Commission Expires: BARBARA S. WILLIAMS Notary Public, Davidson Co. TN My Comm. Expires May 30, 1999

EXHIBIT A

BOOK 10433 PG 444

Legal Description

Land in Davidson County, Tennessee, being Lots 1105, 1107, 1109, 1111, 1113, and 1115, of Block 144 Plan No.1 West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots front together 150 feet on the northerly side of Charlotte Avenue and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Emma Batson by deed from J. J. Lovell and wife, Laura L. Lovell, of record in Book 2875, page 621, by deed from J.R. Cass and wife, Agnes Cass, of record in Book 2875, page 625, and by deed from Robert E. Robeson and wife, Julia Robeson, of record in Book 4309, page 946, all in the Register's Office for Davidson County, Tennessee, Emma Batson and Emma K. Batson being one and the same person.

02999178

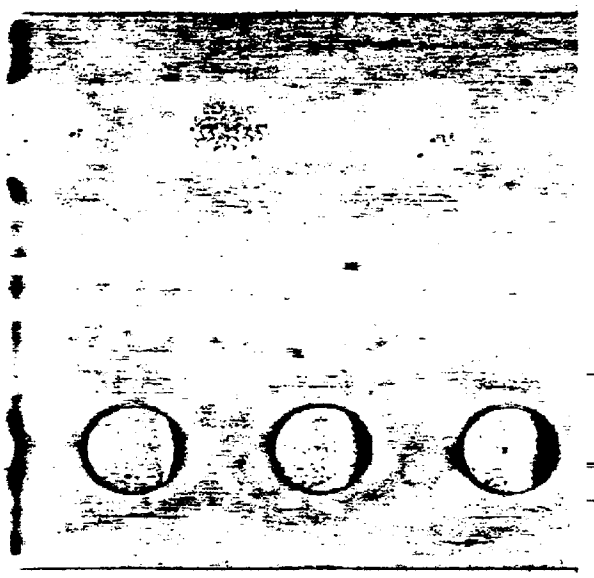
IDENTIFICATION REFERENCE

97 APR 29 PM 3:28

PELIA B. HUSSEY REGISTER
DAVIDSON COUNTY, TN.

4768 04/29 0101 03CHECK 1071.50

0413907.01
100255-000 04/29/97



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10433 PG 445

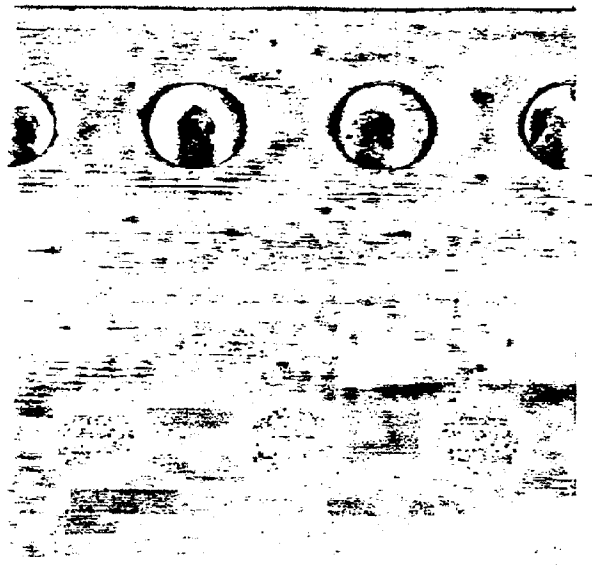
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT 285000.00
CON TX 1054.50
PRFEE 1.00
WDEED 16.00
TOTAL 1071.50
CHECK 1071.50

04/29/97 01 15:30 0001 4768

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0299178
IDENTIF. ↑ REFERENCE

97 APR 29 PM 3:28
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No. 1144869