File Box 51-A

This Instrument Prepared By:
LAWLESS & ASSOCIATES, P.C.
SUITE 109
First American Center
Nashville, TN 37238-0109

ADDRESS NEW OWNER:
Bennie R. Hackney d/b/a
Hackney's Used Cars
2800 Gallatin Road
Nashville, TN 37216

SEND TAX BILL:
To Owner

BOOK 10719 PG 513

MORTGAGEE:
First American National Bank
First American Center
Nashville, TN 37237

MAP AND PARCEL:
MAP 72-6
GROUP
PARCELS 204/205

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Fermo DePasquo, unmarried**, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto **Bennie R. Hackney d/b/a Hackney's Used Cars**, hereinafter called the Grantee, his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION)

This is improved property known as 3007-3011 Gallatin Road, Nashville, TN 37216.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Bennie R. Hackney d/b/a Hackney's Used Cars, his heirs and assigns, forever; and I, Fermo DePasquo, unmarried, do covenant with the said Grantee that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and I do further covenant and bind myself, my 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.

Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 12th day of December, 1997.

Fermo DePasquo

BOOK 10719 PG 514

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Fermo DePasquo, unmarried**, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within Warranty Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this the 12th day of December, 1997.

NOTARY PUBLIC

My Commission Expires: My Commission Expires MAY 28, 2000

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $120,000.00.

AFFIANT

Subscribed and sworn to before me
this 12th day of December, 1997.

NOTARY PUBLIC

My Commission Expires MAY 28, 2000

My Commission Expires: _____

C:\WP51\WORK\CLOSINGS\YFA97709.WD

EXHIBIT A

Land in Davidson County, Tennessee, being Lots Nos. 2 and 3 on the Revised and Corrected Map of the Subdivision of Casper Zopfi Place, as of record in Book 547, pages 21 and 22, Register's Office for said County.

Said Lots adjoin and front 50 feet each (a total of 100 feet) on the west side of Gallatin Pike and runs back between lines 150 feet to an alley.

BEING the same property conveyed to Fermo DePasquo, by Substitute Trustee's Deed from Richard D. Taylor, Substitute Trustee, as of record in Book 8843, page 477, Register's Office for Davidson County, Tennessee.

0379667
IDENTIFICATION REFERENCE
97DEC 12 PM 3:01
FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.
0648 12/12 0101 03CHECK 457.00

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

RECEIVED OF _____

FOR _____

BOOK 10719 PG 516

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	
	120000.00
CON TX	444.00
PRFEE	1.00
WDEED	12.00
TOTAL	457.00
CHECK	457.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

12/12/97 01 15:01 0001 0648

0379667
IDENTIFICATION REFERENCE

97 DEC 12 PM 3:01

FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No.1231414