VIII-I/SA 23 JRR/aw

This instrument prepared by: JOHN R. REYNOLDS (#2522)
Attorney at Law
217 Second Avenue, North
P. O. Box 190481
Nashville TN 37219-0481

WARRANTY DEED

BOOK 10726 PAGE 235

Address New Owner(s) as follows: B & R SALVAGE OF TENNESSEE, INC., 252 East Old Hickory Boulevard, Madison TN 37115

Name and Address of the person or entity responsible for payment of real property taxes: SAME

Map 91-15 - Parcel Nos. 192-380 - Field Book Nos. 12W-03810 and 12W-03805

For and in consideration of the sum of FIVE HUNDRED THOUSAND ($500,000.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, including the assumption by Grantee of certain indebtednesses as shown on **EXHIBIT A** attached hereto and made a part hereof, B & R SALVAGE, INC., a Florida corporation, hereinafter referred to as the Grantor, has bargained and sold, and by these presents does hereby transfer and convey unto B & R SALVAGE OF TENNESSEE, INC., a Tennessee corporation, hereinafter referred to as Grantee, its successors, representatives heirs and assigns, a certain tract or parcel of land situated in Davidson County, Tennessee, and being more particularly described on **EXHIBIT B** attached hereto.

This is improved property, known as 5010 Charlotte Avenue, Nashville, Davidson County, Tennessee 37209.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors, representatives and assigns, forever; and Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and Grantor does further covenant and bind itself/its, successors, representatives and assigns, to warrant and forever defend the title to said land to the said

Grantee, its successors, representatives and assigns, against the lawful claims of all persons whomsoever.

Grantor and Grantee are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has duly executed this Warranty Deed on the 1st day of January 1989.

B & R SALVAGE, INC.

By Rodney F. Tullis
Rodney F. Tullis, President

By Beverly J. Tullis
Beverly J. Tullis, Sec.-Treas.

STATE OF Florida
COUNTY OF Hillsborough

Personally appeared before me, Russell J. Caughey III, a Notary Public in and for the State and County aforesaid, Rodney F. Tullis, and Beverly J. Tullis, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the President and Secretary-Treasurer, respectively, of B & R SALVAGE, INC., the maker, or a constituent of the maker and are authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at office at Florida, on this the 1st day of January, 1989.

Russell J. Caughey III Notary Public

My commission expires June 20, 1992

STATE OF Tenn
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer, is $ 500,000.00.

Affiant

Subscribed and sworn to before me this 1st day of Jan 1989.

Notary Public

My commission expires: 7/9/89

NOTE TO REGISTER: After recording, please return to:

JOHN R. REYNOLDS
Attorney at Law
216 Third Avenue, North
P. O. Box 2512
Nashville TN 37219-0512

VIII-I-24 JRR/aw

BOOK 10726 PG 237

EXHIBIT A

In consideration hereof, the undersigned, B & R SALVAGE OF TENNESSEE, INC., a Tennessee corporation, does hereby agree and hereby assumes payment of those certain indebtednesses secured upon the real property located at and known as 5010 Charlotte Avenue, Nashville, Davidson County, Tennessee, as evidenced by the following Deeds of Trust, to wit:

1. Vendor's Lien retained in Deed from Paul Bass and wife, Sadie B. Bass, to Squires Unlimited, a Partnership composed of Jeffrey A. Clanton and Bobby W. Wallace, as shown of record in Book 6632, page 661, Register's Office for Davidson County, Tennessee;

2. Deed of Trust executed by B & R Salvage, Inc., to Raymond D. Lackey, Trustee, as shown of record in Book 7421, page 213, Register's Office for Davidson County, Tennessee, to secure to Katherine E. Bean, an indebtedness in the original principal amount of $150,000.00, and any other sums which may be and become payable under the terms thereof, including, but not limited to principal, interest and service fee; and

3. Deed of Trust executed by B & R Salvage, Inc., to Dale L. Stegall, Esquire, Trustee, as shown of record in Book 7421, page 217, Register's Office for Davidson County, Tennessee, dated 3 December 1987, to secure to First Tennessee Bank, National Association, an indebtedness in the original principal amount of $288,064.00, and any other sums which may be and become payable under the terms thereof, including, but not limited to principal, interest and service fee.

XI-E-7 JRR/aw

BOOK 10726 PG 238

EXHIBIT B

5010 Charlotte Avenue, Nashville, Davidson County, Tennessee.

TRACT I: Being Lots 909 and 911, Block 112, on Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, and the southerly one-half (1/2) of Alley No. 1200 closed by Ordinance No. 5956, of the Ordinances of Metropolitan Government of Nashville, Tennessee, described together as follows:

Said Lots adjoin and front together 50 feet on the northerly side of Charlotte Avenue and extend back between parallel lines 162.50 feet to the center line of Alley No. 112, now closed.

TRACT II: Being Lots 910 and 912, Block 114, on the Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, and the northerly one-half (1/2) of Alley No. 1200, of the Ordinance of Metropolitan Government of Nashville, Tennessee, described as follows:

Said Lots adjoin and front together 50 feet on the southerly side of Alabama Avenue and extend back between parallel lines 162.50 feet to the center line of Alley No. 1200, now closed.

TRACT III: Land in Davidson County, Tennessee, being Lots 913 and 915 of Block 112, Plan No. 1, West Nashville, of record in Book 57, pages 74 and 75, and a portion of Alley No. 1200 of the Ordinances of the Metropolitan Government of Nashville, Tennessee, described as follows:

Said Lots adjoin and front together 50 feet on the northerly side of Charlotte Avenue and run back between parallel lines 162 feet to the center line of Alley 1200, now closed.

Being the same property conveyed to B & R Salvage, Inc., a Florida corporation, by deed from Squires Unlimited, etc., et al, as shown of record in Book 7421, page 206, Register's Office for Davidson County, Tennessee.

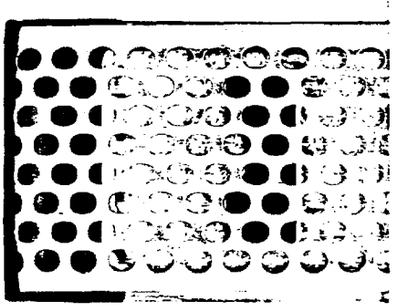
2660 12/17 0101 03CHECK 1867.00

97 DEC 17 PM 3:46

FELIX Z. [illegible] REGISTER
DAVIDSON COUNTY, TN.

IDENTIF. & REFERENCE

0381558



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

RECEIVED OF _____

FOR _____

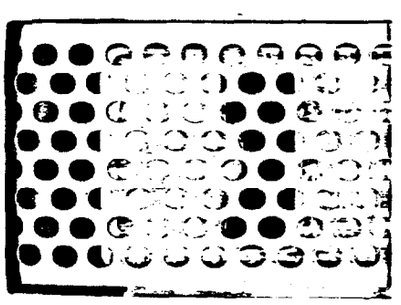
BOOK 10726 PG 239

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
500000.00
CON TX 1850.00
PRFEE 1.00
MOFEE 16.00
TOTAL 1867.00
CHECK 1867.00
12/17/97 01 15:50 0001 2660

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



0381558
IDENTIF. & REFERENCE

97 DEC 17 PM 3:46
FELIX Z. WILSON, II REGISTER
DAVIDSON COUNTY, TN.

No. 1233410