Box 29

THIS INSTRUMENT PREPARED BY:
J. Blake Freeman
Attorney at Law
51 Century Blvd., Suite 110
Nashville, Tn 37214

BOOK 10811 PG 615

WARRANTY DEED

FOR AND IN CONSIDERATION of sum of Ten ($10.00) Dollars cash in hand paid, by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged I, **HOWARD B. CHAPMAN, TRUSTEE** herinafter called the Grantor, has bargained and sold, and by these presents do transfer and convey unto **W.A.G.S., INC. d/b/a Meineke Discount Muffler** hereinafter called the Grantee, its heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

TRACT One (1) of the Revised Plan of Hermitage Professional Mall as recorded in Book 6200, page 338, Register's Office for Davidson County, Tennessee, also known as 3462 Lebanon Road, Hermitage, Tennessee.

BEING the same property conveyed to Howard B. Chapman, Trustee by deed of record in Book 10802, page 567, said Register's Office.

THIS conveyance is subject to all applicable local governmental planning, building and zoning regulations; and all matters as shown on the recorded plat.

This is improved property known as: 3462 Lebanon Pike, Hermitage, TN 37076

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, their heirs and assigns, forever; and we 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 unemcumbered unless otherwise herein set out; and I do further covenant and bind ourselves, my heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, its 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 gender.

WITNESS my hand this 17th day of February 1998.

Howard B. Chapman, Trustee

98FEB 26 PM 1:55

0405258

BOOK 10811 PG 616

STATE OF TEXAS
COUNTY OF HARRIS

Before me, the undersigned, of the State and County aforesaid, personally appeared HOWARD B. CHAPMAN, Trustee of H. R. Trust, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Trustee of H. R. Trust, the within named bargainer, and that he as such Trustee of H. R. Trust, executed the foregoing instrument for the purpose therein contained by signing his name as Trustee of the H. R. Trust.

Witness my hand and seal, this 17th day of February 1998.

KAREN E. SIMON NOTARY PUBLIC STATE OF TEXAS EXPIRES JUNE 8, 1999

Karen E Simon
Notary Public

STATE OF TEXAS
COUNTY OF HARRIS

The actual consideration or value, whichever is greater, for this transfer is $245,000.00.

Affiant

Subscribed and sworn to before me this 17th day of February, 1998.

KAREN E. SIMON NOTARY PUBLIC STATE OF TEXAS EXPIRES JUNE 8, 1999

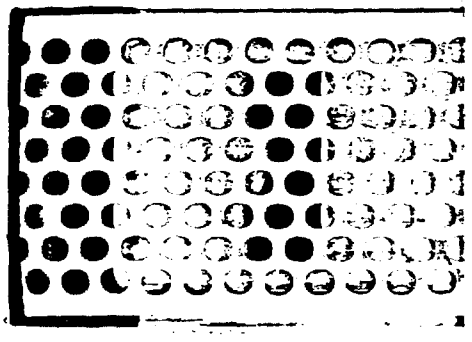
Karen E. Simon
Notary Public

My Commission Expires:

MAP: 86-1 PARCEL: 76

ADDRESS NEW OWNER(S):
W.A.G.S. INC.
3462 LEBANON RD.
NASHVILLE, TN. 37076

SEND TAX BILLS TO:
SAME



OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

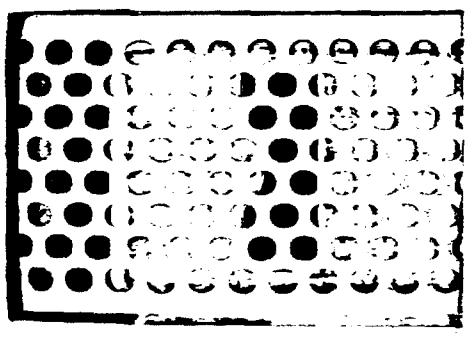
RECEIVED OF _____

FOR _____

BOOK 10811 PG 617

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



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0405258
ITEM/REF. # REFERENCE

98 FEB 26 PM 1:55

	345000.50
CON TX	900.50
PRFEE	1.00
WDEED	8.00
TOTAL	915.50
CHECK	915.50

02/26/98 01 13:54 0001 0259

No. 1258720