62

GRANTEE ADDRESS:	SEND TAX BILLS TO:	TAX MAP & PARCEL NOs.
Old Hickory Coaches, LLC	Same	Map 43 - Parcel 44
645 Old Hickory Blvd.		
Old Hickory, Tennessee 37138		

This Instrument Prepared By and Mail To:

WILLIAM H. HORTON
HORTON, MADDOX & ANDERSON, PLLC
One Central Plaza, Suite 600
835 Georgia Avenue
Chattanooga, TN 37402
(423) 265-1560

WARRANTY DEED

THIS WARRANTY DEED is made and entered into this 23rd day of July, 1998, by and between J.T.R.R. PROPERTIES, LLC, a Tennessee Limited Liability Company ("Grantor") and OLD HICKORY COACHES, LLC, a Tennessee Limited Liability Company ("Grantee").

WITNESSETH:

THAT THE GRANTOR, for and in consideration of one dollar ($1.00) and other good and valuable consideration paid by the Grantee, the adequacy, sufficiency, and receipt of which is hereby acknowledged, does hereby convey, transfer and quitclaim unto the Grantee, in fee simple, all of Grantor's right, title and interest in and to those certain lots or parcels of land, and all leases pertaining thereto, described as follows:

> Situated in the City of Old Hickory, Davidson County, Tennessee, being described at Tax Map 43, Parcel 44 and being more particularly described on the attached Exhibit A;

REFERENCE is made for prior title to Deed from Charles W. Hawkins, III to JTRR Properties, a Tennessee general partnership (the "Partnership"), recorded in Book 9512, Page 814, in the Register's Office of Davidson County, Tennessee, the Partnership having converted to a limited liability company, as provided in Book 10257, Page 287, in the Register's Office of Davidson County, Tennessee.

No boundary survey of the within parcels were made at the time of this conveyance, and the description of the within parcel are not different from previous deed(s).

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

Subject to the assumption by Grantee of a certain indebtedness of Grantor to First Union National Bank, a national banking association and the successor to First Union National Bank of Tennessee, in the amount of $189,294.58.

Grantor covenants that it is lawfully seized and possessed of said real estate, has full power and lawful authority to sell and convey the same, and that the title thereto is clear, free and unencumbered, except as hereinabove set out, and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused this Warranty Deed to be executed, acknowledged, and delivered, in its name and on its behalf by its Chief Manager, as of the day and year first above written.

J.T.R.R. PROPERTIES, LLC

By: _____
RONALD D. WISE, CHIEF MANAGER

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared Ronald D. Wise, who proved to me on the basis of satisfactory evidence to be the person so named, ans who, upon oath, acknowledged himself to be the Chief Manager of J.T.R.R. Properties, LLC, the within named bargainor, a Tennessee Limited Liability Company, and tht he as such Chief Manager of said company, being authorized to do so, executed the foregoing instrument for the purposes therein contained, by signing the name of J.T.R.R. Properties, LLC, by himself as Chief Manager.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal on this the 23rd day of JULY, 1998.

_____
Notary Public

My commission expires: July 24, 1999

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer, pursuant to T.C.A. §67-4-409(a)(4), is $189,294.58 and no intangible tax is due.

_____
Affiant (Ronald D. Wise)

Sworn to and subscribed before me
this 23rd day of JULY,
1998.

_____
Notary Public
My Commission Expires: July 24, 1999

EXHIBIT "A"

Metes and Bounds Legal Description for Map 44, part of Parcel 7 Property

TRACT 1:

Land in Davidson County, Tennessee described as follows:

Being a tract of land lying in Davidson County, Tennessee and being a portion of the property of Charles W. Hawkins, III, Trustee as of record in Book 7147, page 117, Register's Office for Davidson County, Tennessee, and being bounded on the north by Old Hickory Boulevard (also known as Tennessee State Highway 45); on the east by property owned by JTRR PROPERTIES as of record in Book 8259, page 433, said Register's Office (said property being hereinafter referred to as the "JTRR Property"); and on the south and west by Charles W. Hawkins, III, Trustee and being more particularly described as follows:

Beginning at an iron pin in the southeastern right-of-way of Old Hickory Boulevard (also known as Tennessee State Highway 45) at the western corner of the JTRR Property; thence, along the southwestern boundary of the JTRR Property South 50 degrees 57 minutes 13 seconds East a distance of 309.93 feet to an iron rod; thence, South 39 degrees 03 minutes 50 seconds West a distance of 706.75 feet to an iron rod; thence, North 46 degrees 24 minutes 14 seconds West a distance of 361.15 feet to an iron rod situated in the southeasterly margin of Old Hickory Boulevard; thence along said margin, North 39 degrees 03 minutes 10 seconds East a distance of 52.29 feet to a concrete monument; thence, South 46 degrees 37 minutes 36 seconds East a distance of 50.36 feet to a concrete monument; thence, North 39 degrees 03 minutes 10 seconds East a distance of 629.61 feet the iron rod marking the point of beginning. Said property contains 5.00 acres, more or less.

This being a portion of the property conveyed to Charles W. Hawkins, III, Trustee by deed from Washington Manufacturing Company, a Tennessee corporation as of record in Book 7147, page 117, said Register's Office, and further conveyed to Charles W. Hawkins, III, Trustee with full power to transfer, sell, convey, encumber or otherwise deal with the property without the consent or joinder of any beneficiary by deed from Vaden Lackey, Jr., Trustee of record in Book 7932, page 516, said Register's Office.

This description has been derived from a survey prepared by Allen Trumbo, Registered Land Surveyor No. 1127, of Dale and Associates, Inc., 516 Heather Place, Nashville, TN 37204, (615) 297-5166, dated August 12, 1994.

TRACT 2:

Together with a temporary nonexclusive "borrow pit" easement for the purpose of providing Grantee fill material or soil and/or rock to be used for the reclamation of that portion of Tract 1 and that portion of the JTRR Property (identified above) to be improved with a driveway or roadway, parking areas and building pad above the flood plain area as shown on the Site Plan for Wise Industries dated August 12, 1994 (Job No. 90119) prepared by Dale & Associates. Said easement area is specifically described as follows:

Land in Davidson County, Tennessee being described as that portion of Grantor's property described as located southwest of the above described Tract 1 and lying between the southeastern right-of-way of Old Hickory Boulevard (also known as Tennessee State Highway 45) and a line

extending southwest from the southern most corner of the above described Tract 1 described as beginning at the southern most corner of the said Tract 1; thence, South 39 degrees 03 minutes 50 seconds West to the ordinary high water mark of the Cumberland River.

Being the same property conveyed to JTRR Properties by deed from Charles W. Hawkins, III, Trustee, of record in Book 9512, page 814, said Register's Office.

0472034
IDENTIF. ↑ REFERENCE

98 AUG -6 PM 2:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

3785 08/06 01:01 CKCHECK 719.55

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

RECEIVED OF _____

FOR _____

BOOK 11056 PAGE 145

CO - CONVEYANCE
MO - MORTGAGE
WD - WARRANTY DEED
TD - TRUST DEED

CC - CERTIFIED COPY
REL - RELEASE
UCC - UNIFORM COMMERCIAL CODE

MISC - MISCELLANEOUS
CO TX - STATE TAX CONVEY
MO TX - STATE TAX MORT
PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			CAMT	
				189294.58
			CON TX	700.39
			PRFEE	1.00
			WDEED	16.00
			CFEE	2.00
			TOTAL	719.39
			CHECK	719.39
08/06/98	01		14:46 0001	3785

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

98 AUG -6 PM 2:43
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY TENN.

0472034
IDENTIF. # REFERENCE

No. 1329364