WARRANTY DEED

BOOK 11124 PAGE 165

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 155,000.00

Rhondel J. Golden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF September, 19 98

LEON SHARBER NOTARY PUBLIC RUTHERFORD COUNTY, TENNESSEE

Notary Public

MY COMMISSION EXPIRES: February 27, 2001
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Leon Sharber, Attorney, 1161 Murfreesboro Road, Ste. 505, Nashville, Tennessee 37217

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Rhondel J. Golden (NAME)	(NAME)	MAP 150-14
3340 Oak Timber Drive (ADDRESS)	SAME (ADDRESS)	PARCEL 15.00
Antioch, Tennessee 37013 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Boardwalk Auto Sales, Inc.

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Rhondel J. Golden and wife, Karen L. Golden

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 56 on the Plan of Lake Towne Park, Section 3 of record in Plat Book 6900, Page 355, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

For source of title reference is made to Book 11090, Page 762, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements, restrictions, zoning regulations and building setback lines of record.

Subject to restrictions filed of record in Plat Book 6900, Page 355, Register's Office for Davidson County, Tennessee.

Subject to restrictions filed of record in Book 7285, Page 709, and Book 7310, Page 58, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3340 Oak Timber Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are 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 we do further covenant and bind ourselves, our 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 number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of September, 19 98

Boardwalk Auto Sales, Inc.
By: Danny Howe CEO

BOOK 11124 PAGE 166

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, _____, a Notary Public in and for said County and State, the within named _____

the bargainor _____, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that _____executed the within instrument for the purposes therein contained. Witness my hand and official seal at _____, Tennessee, this _____ day of _____ 19_____ .

Commission expires _____

_____
Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Danny House

~~and~~ _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the Chief Executive Officer

~~and~~ ~~respectively~~ of the Boardwalk Auto Sales, Inc.

the within named bargainor, and corporation, and that he as such Chief Executive Officer

~~and~~ _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Danny House as such Chief Executive Officer~~and attesting the same by the said~~ ~~as such~~ _____.

Witness my hand and official seal at office at Nashville, Tennessee 37217 on this the 16th day of September 1998 .

My commission expires February 27, 2001

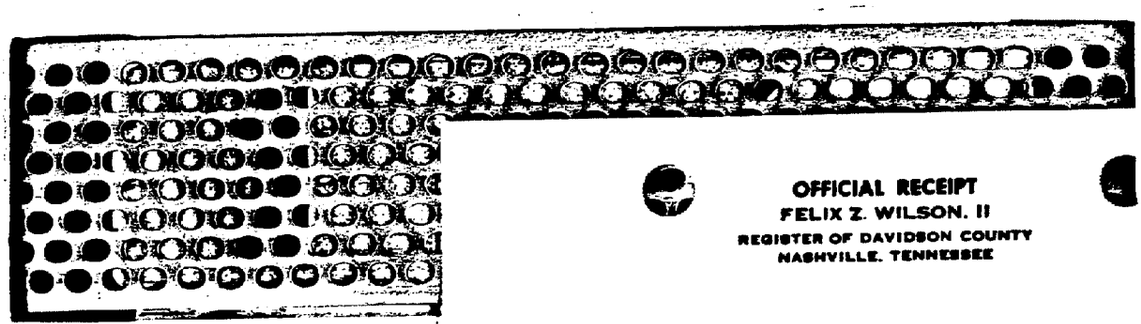
_____
Notary Public

LEON SHARBER
NOTARY PUBLIC AT LARGE
RUTHERFORD COUNTY, TENNESSEE

0491267
IDENTIF. ↑ REFERENCE

98 SEP 23 PM 3:33
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

4429 09/23 0101 03CHECK 584.50



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

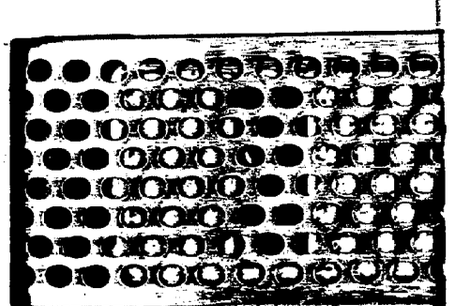
RECEIVED OF _____

FOR _____

BOOK 11124 PAGE 167

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	155000.00
			CON TX	573.50
			PRFEE	1.00
			WDEED	8.00
			CFEE	2.00
			TOTAL	584.50
			CHECK	584.50
09/23/98	01		15:35 0001	4429



RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0491267
IDENTIF. # REFERENCE

98 SEP 23 PM 3:34

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

No. 134977