5/f

This Instrument Prepared By:
WYATT, TARRANT & COMBS
1500 Nashville City Center
511 Union Street
Nashville, Tennessee 37219

BOOK 11278 PAGE 83

WARRANTY DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
MMR TENNESSEE, L.L.C., a North Carolina limited liability company 6407 Idlewild Road Building 2, Suite 111 Charlotte, NC 28212	**SAME**	**Field Book 2DA-50415, Map 106-6, Parcel 73,** **Field Book 2DA-50400, Map 106-6, Parcel 3**

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **David Bruce P'Pool, Jr., individually, and David Bruce P'Pool, Jr. and SunTrust Bank Nashville, N.A. (successor to Third National Bank in Nashville), as trustees under an agreement with Stella Mai P'Pool dated May 26, 1982 (all of the above being referred to hereinafter collectively as "Grantors")**, have bargained and sold, and do hereby transfer and convey unto **MMR TENNESSEE, L.L.C. ("Grantee")**, a North Carolina limited liability company, its successors and assigns, certain land located in Davidson County, Tennessee and described with more particularity in **Exhibit A**, attached and incorporated herein by reference (hereinafter the "Property"). This is improved property known as 630 Murfreesboro Road, Nashville, Tennessee 37210.

TO HAVE AND TO HOLD the Property, together with all the appurtenances and hereditaments thereunto belonging or in anywise appertaining to the said Grantee, its successors and assigns forever.

AND Grantors do hereby covenant with Grantee that they are lawfully seized and possessed of the Property in fee simple; that they have good right to sell and convey the same; and that the same is unencumbered, except for the encumbrances listed and described in **Exhibit B**, attached and incorporated by reference.

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AND Grantors do further covenant and bind themselves, their heirs, successors and assigns, to warrant and forever defend title to the Property against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 30 day of December, 1998.

GRANTORS:

David Bruce P'Pool Jr.

David Bruce P'Pool, Jr., individually

David Bruce P'Pool Jr. Trustee

David Bruce P'Pool, Jr. (Trustee under agreement with Stella Mai P'Pool)

SUNTRUST BANK NASHVILLE, N.A., successor to Third National Bank in Nashville (Trustee under agreement with Stella Mai P'Pool)

By: Stephen E. Davis

Stephen E. Davis, Group Vice President

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STATE OF North Carolina)
COUNTY OF Mecklenburg)

The actual consideration for this transfer is $1,400,000.00.

MMR TENNESSEE, L.L.C.

By: _____

Title: President

Subscribed and sworn to before me, this 29th day of December, 1998.

_____
NOTARY PUBLIC

My Commission Expires:
November 12, 2003

05311766

IDENTIF. + REFERENCE

98 DEC 31 PM 4:05

REGISTER
DAVIDSON COUNTY, TN.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, B Anthony Saunders, a Notary Public of this county, **David Bruce P'Pool, Jr.**, the within named 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 instrument for the purposes therein contained.

WITNESS my hand at office this 30th day of December, 1998.

B Anthony Saunders
NOTARY PUBLIC

B. ANTHONY SAUNDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
9/28/2002

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, B Anthony Saunders, of the state and county aforesaid, personally appeared **David Bruce P'Pool, Jr., Trustee under agreement with Stella Mai P'Pool**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in this Nashville, Davidson County, Tennessee, this 30th day of December, 1998.

B Anthony Saunders
NOTARY PUBLIC

B. ANTHONY SAUNDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
9/28/2002

My Commission Expires SEPT. 28, 2002

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Stephen E. Davis, 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 Group Vice President of **SUNTRUST BANK NASHVILLE, N.A., a banking corporation and Trustee under agreement with Stella Mai P'Pool,** the within named bargainor, and that he as such Group Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as such Group Vice President.

Witness my hand and seal, at office in Nashville, Tennessee, this 30th day of December, 1998.

B Anthony Saunders
NOTARY PUBLIC

B. ANTHONY SAUNDERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires:
9/28/2002

My Commission Expires SEPT. 28, 2002

EXHIBIT A
(PROPERTY DESCRIPTION)

Land in the 15th Councilmanic District of Metropolitan Nashville, Davidson County, Tennessee, being all of Lot 1 and a portion of Reserved Parcel "C" as shown on the Final Plat of Resubdivision of Parcel "C" - Section One - P'Pool Commercial Subdivision as of record in Plat Book 3842, page 241, R.O.D.C., Tennessee and being more particularly described according to a boundary survey by: Ragan-Smith-Associates, Inc., Job No. 98-110; W.O. # 5910 - dated August 18, 1998 as follows:

Beginning at an iron pin (set) at the westerly end of the northwesterly return curve at the intersection of Murfreesboro Pike (80' public R.O.W.) and Transit Avenue (50' public R.O.W.); thence,

1. With the north right-of-way line of Murfreesboro Pike, N 71° 43' 00" W, 399.00 feet to an existing iron pin at the southeast property corner of a tract of land deeded to William E. Powell, Sr. as of record in Deed Book 8114, page 104, R.O.D.C., Tennessee

2. Leaving said right-of-way line, with the east property line of the William E. Powell, Sr. tract, N 18° 17' 00" E, 526.22 feet to an iron pin (set) on the south right-of-way line of P'Pool Avenue (50-foot public R.O.W.) at the northeast property corner of the Powell tract; thence,

3. With the south right-of-way line of P'Pool Avenue, S 72° 30' 00" E, 291.68 feet to an existing iron pin; thence,

4. With a 821.60-foot radius curve to the left, an arc distance of 82.45 feet to an iron pin (set); said curve has a chord bearing and distance of S 75° 22' 30" E, 82.418 feet; thence,

5. S 78° 15' 00" E, 23.70 feet to an existing iron pin at the westerly end of the southwesterly return curve at the intersection of P'Pool Avenue and Transit Avenue; thence,

6. With said right-of-way return curve, having a 25.00-foot radius curve to the right, an arc distance of 41.08 feet to an iron pin (set) on the west right-of-way line of Transit Avenue; said curve has a chord bearing and distance of S 31° 10' 30" E, 36.612 feet; thence,

7. Southwestwardly with the west non-tangent right-of-way line of Transit Avenue having a non-tangent 1799.67-foot radius curve to the right, an arc distance of 87.23 feet; said curve has a chord bearing and distance of S 17° 17' 38" W, 87.221 feet; thence,

8. With a non-tangent right-of-way line, S 18° 40' 46" W, 402.34 feet to an iron pin (set) at the north end of the northwesterly return curve at the intersection of Transit Avenue and Murfreesboro Pike; thence,

9. With said right-of-way return curve having a 25.00-foot radius curve to the right, an arc distance of 39.10 feet to the Point of Beginning; said curve has a chord bearing and distance of S 63° 28' 53" W, 35.233 feet. This tract contains 225,289 square feet or 5.1719 acres, more or less, as calculated by the above courses which were determined within the precision requirements of a Category I - "Urban Survey" as adopted by the Tennessee Board of Examiners for Land Surveyors for the State of Tennessee.

Being the same property as conveyed by Stella Mai P'Pool, unmarried, to David Bruce P'Pool, Jr., as to an undivided two-thirds (⅔) co-tenancy interest, and to David Bruce P'Pool, Jr. and Third National Bank in Nashville, as to an undivided one-third (⅓) co-tenancy interest, said conveyance being of record in Deed Book 7742, page 498, R.O.D.C., Tennessee.

EXHIBIT B

1. All matters shown on the Plat of record in Book 3842, page 241, Register's Office for Davidson County, Tennessee.

2. Property taxes for 1998, a lien that is due and payable.

3. All rights of Sonic Automotive of Nashville, LLC, or BMW of Nashville, or their successors or assigns to possession, of or in the property, whether by unrecorded subleases or otherwise.

4. All matters shown on that owner's title policy #00289486 issued by Chicago Title Insurance Company in connection with the sale of the Property from Grantors to Grantee.

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7469 12/11 0101 CHECK 550.00

OFFICIAL RECEIPT
BILL GARRETT
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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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	CFEE	COMPUTER FEE	PRFEE	PROBATE FEE

DAT
14
TAX
STATE
PRFEE 1.00
MTG TX 14.00
CFEE 1.00
TOTAL
CASH
12/21/98 01 1:40:03 (0001 74

0531766
IDENTIF. ↑ REFERENCE

98 DEC 31 PM 4:05

BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1404775

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED