THIS INSTRUMENT PREPARED BY: BOBBY D. DAVIS, ATTORNEY
MADISON TITLE COMPANY
101 SHEPHERD HILLS DRIVE
MADISON, TENNESSEE 37115

WARRANTY DEED

ADDRESS NEW OWNER:
Community Garage
210 Douglas St.
Madison, TN 37115

SEND TAX BILLS:
Same as owner

MAP 42-16
GROUP
PARCEL 59 + 234

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged.

We, **WILLIAM P. SPEARS AND WIFE, RUTH L. SPEARS, LOUIS P. AUGUSTIN AND WIFE, BARBARA J. AUGUSTIN AND OTTIS PILKINTON AND WIFE, MARIE W. PILKINTON, AS TENANTS IN COMMON AND DOING BUSINESS AS COMBINATION PROPERTIES, (the Grantors)** have this day bargained, sold and do hereby transfer and convey unto **BRIAN A. HOWALD, SR. AND WIFE, CAROL A. HOWALD, A ONE-HALF (1/2) UNDIVIDED INTEREST AND BRIAN D. GILMORE AND WIFE, LADONNA A. GILMORE, A ONE-HALF (1/2) UNDIVIDED INTEREST (the Grantees)** their successors and assigns, all their right, title and interest in certain real property in Davidson County, Tennessee, described as follows, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the undersigned, has hereunto set his hand on this 17th day of March, 1999.

William P. Spears

WILLIAM P. SPEARS, Individually
and as Partner of Combination Properties

Ruth L. Spears

RUTH L. SPEARS, Individually and
as Partner of Combination Properties

Louis P. Augustin

LOUIS P. AUGUSTIN, Individually and
as Partner of Combination Properties

Barbara J. Augustin

BARBARA J. AUGUSTIN, Individually
and as Partner of Combination Properties

Ottis Pilkinton

OTTIS PILKINTON, Individually and
as Partner of Combination Properties

Marie W. Pilkinton

MARIE W. PILKINTON, Individually and
as Partner of Combination Properties

056567
FERENCE
91 MAR 25 PM 12:42
STEEN
...TY
...TY
...ORDS CLERK'S CHECK 1503.00

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, William P. Spears and wife, Ruth L. Spears, Louis P. Augustin and wife, Barbara J. Augustin and Ottis Pilkinton and wife, Marie W. Pilkinton, all Individually and as Partners of Combination Properties, with whom I am personally acquainted, the within named bargainers, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17 day of March, 1999.

TONI J. EASON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:
1/27/2001

STATE OF TENNESSEE
COUNTY OF Davidson

The actual transfer or value, whichever is greater, for this transfer is $400,000.00.

AFFIANT

Subscribed and sworn to before me this 17 day of March, 1999.

TONI J. EASON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Notary Public

My Commission Expires:
1/27/2001

EXHIBIT "A"

TRACT ONE:

Land in Davidson County, Tennessee, and being described as Lot NO. 50 of the Douglas-Levine Subdivision of record in Book 547, page 44, Register's Office for said County, and also being described according to a survey by J. Bruce Rainey, Surveyor No. 823, dated October 13, 1983, and known as Job No. 83-288 as follows:

Beginning at an iron pin in the westerly margin of Douglas Street, said iron pin being the northeast corner of the property being described and also being in common corner with Lot No. 51 of the Douglas-Levine Subdivision of record in Book 547, page 44, Register's Office for said County; thence South 11 degrees 52 minutes 53 seconds West 100.00 feet with said westerly margin of Douglas Street to an iron pin, said iron pin being the northeast corner of the Re-subdivision of Lot 49 of the Douglas-Levine Subdivision of record in Book 4060, page 193, Register's Office for said County; thence North 77 degrees 54 minutes 54 seconds West 269.58 feet with the northerly line of said re-subdivision of Lot 49 to an iron pin in the easterly margin of a Louisville and Nashville Railroad Company right-of-way; thence North 17 degrees 12 minutes 32 seconds East 101.40 feet with said easterly margin of L & N Railroad to an iron pin, another common corner with the aforementioned Lot 51; thence with the southerly line of said Lot 51 South 77 degrees 41 minutes 44 seconds East 260.17 feet to the point of beginning.

Being the same property conveyed to William P. Spears and wife, Ruth L. Spears, Louis P. Augustin and wife, Barbara J. Augustin and Ottis Pilkinton and wife, Marie W. Pilkinton by deed of record in Book 6850, page 101, Register's Office for Davidson County, Tennessee.

TRACT TWO:

Land in the Second District of Davidson County, Tennessee, being a portion of the property of Donald A. Reed and wife, described according to a survey by Donald R. Carver, Surveying, Tennessee No. 271, on July 7, 1989, as follows:

Beginning at a PK nail on the northern line of Lot "A" of the Re-subdivision of Lot 49 of the Douglas Levine Subdivision, as of record in Plat Book 4060, page 193, Register's Office for Davidson County, Tennessee, said point being North 77 degrees 54 minutes 54 seconds West, 44.50 feet from the northeast corner of Lot "A"; thence leaving northern line of Lot "A", South

12 degrees 05 minutes 06 seconds West, 10.00 feet to a PK Nail; thence paralleling the northern line of Lot "A", North 77 degrees 54 minutes 54 seconds West, 225.98 feet to an iron pin in the eastern margin of the L & N / SCL Railroad System; thence with margin of Railroad System, North 17 degrees 12 minutes 40 seconds East, 10.04 feet to an iron pin; thence leaving Railroad System margin, South 77 degrees 54 minutes 54 seconds East, 225.08 feet to the point of beginning.

Being the same property conveyed to William P. Spears and wife, Ruth L. Spears, Louis P. Augustin and wife, Barbara J. Augustin and Ottis Pilkinton and wife, Marie Pilkinton, doing business as Combination Properties, by deed of record in Book 7946, page 471, Register's Office for Davidson County, Tennessee.

OFFICIAL RECEIPT

BILL GARRETT

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

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

BOOK 11393 PG. 758

0565567

INDEXING REFERENCE

99 MAR 25 PM 12:42

RECEIVED
FOR RECORD
AND RECORDED

CAMT
400000.00
CON TX 1480.00
PRFEE 1.00
WDEED 20.00
CFEE 2.00
TOTAL 1503.00
CHECK 1503.00

03/25/99 01 12:41 0001 3315

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

No. 1442395