Instr:20000229001965O Page: 1 OF 4
REC'D FOR REC 02/29/2000 11:12:44AM
RECORD FEE: $19.00
M. TAX: $0.00 T. TAX: $1110.00

This Instrument Prepared By:
Harwell Howard Hyne Gabbert & Manner, P.C.
1800 First American Center
315 Deaderick Street
Nashville, Tennessee 37238-1800

Address New Owner:

James W. Cameron III, Trustee for the
2400 Nolensville Road Trust
c/o Swaney Signature Cars, Inc.
3900 Nolensville Pike
Nashville, TN 37211

Send Tax Bills To:

Same

Map-Parcel Number

Map 119-5
Parcel 10

WARRANTY DEED

FOR AND IN CONSIDERATION of Ten and No/100 ($10.00) Dollars and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **GARY R. HERNANDEZ**, the Grantor herein, has bargained and by these presents does transfer and convey unto **JAMES W. CAMERON III, TRUSTEE FOR THE 2400 NOLENSVILLE ROAD TRUST**, with the power to sell, convey, mortgage or encumber without the joinder of any beneficiary, the Grantee herein, its successors and assigns, certain tracts or parcels of land in Davidson County, Tennessee, described as follows:

See Exhibit A attached hereto and incorporated herein by this reference.

TO HAVE AND TO HOLD the said tracts or parcels of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. Grantor does covenant with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered except as herein set forth on Exhibit B. Grantor does further covenant and bind itself, its successors and representatives to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns against the lawful claims of all persons, whomsoever.

NOTWITHSTANDING anything herein to the contrary, none of the representations and warranties of Grantor in this instrument or any agreement entered into in connection herewith nor any related cause of action shall survive the Closing and thereafter shall be of no further force or effect. No claim, demand, suit

or cause of action relating in any way to such representations and warranties shall be brought against Grantor after the Closing, except in the case of fraud.

WITNESS our hands this 23 day of February, 2000.

Gary R Hernandez
GARY R. HERNANDEZ

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Jane Caplenor, a Notary Public of said county, Gary R. Hernandez, the above named bargainor, 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 contained therein by signing his name thereto.

Witness my hand and seal, at office, in Nashville, Tennessee, this 23rd day of February, 2000.

Jane Caplenor
Notary Public

My Commission Expires:
1-26-2002

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of property (whichever is greater) is $300,000.00. This is equal to or greater than the property would bring at a fair and voluntary sale.

James W. Cummings Trustee

Sworn to and subscribed before me,
this 23rd day of February, 2000.

Jane Caplenor
Notary Public

My Commission Expires: 1-26-2002

239451 - 1

EXHIBIT A

Legal Description

Being a parcel of land in the First Civil District of Nashville, Davidson County, Tennessee, located in the southeast quadrant of the intersection of Nolensville Pike and Peachtree Street being all of Lot 2 and a part of Lot 1 as shown on the Plan of W. C. Hall Subdivision of Part of Lot No. 31 of Cumberland Nurseries of record in Plat Book 547, Page 121, Register's Office for Davidson County, Tennessee and being more particularly described as follows:

BEGINNING at a point in the southerly margin of Peachtree Street at the common corner of Lots 2 and 3 of said W.C. Hall Subdivision:

Thence, leaving said margin with the west line of Lot No. 3 belonging to Jean Alexander of record in Deed book 8086, Page 798, Register's Office for Davidson County, Tennessee, S 02 degrees 12' 43" W, 145.30 feet to a point in the north line of Young Brothers Construction Co. of record in Deed Book 10155, Page 18, Register's Office for Davidson County, Tennessee;

Thence, with said Young Brothers, N 87 degrees 00' 00"W, 91.87 feet to an iron pin in the easterly margin of Nolensville Pike;

Thence, with said margin, N 24 degrees 00' 00" W, 144.58 feet to a point;

Thence, with a curve concave to the east having a central angle of 116 degrees 14' 27", a radius of 10.00 feet and a chord of N 34 degrees 07' 26" E, 16.98 feet for an arc length of 20.29 feet to a point in the south margin of Peachtree Street;

Thence, with said margin, S 87 degrees 45' 08" E, 146.74 feet to the point of beginning, containing 18,345 square feet or 0.42 acres, more or less.

Being the same property conveyed to Gary Hernandez and wife, Rita M. Hernandez by Deed from John B. Stark, Trustee, of record in Book 6754, Page 312, Register's Office of Davidson County, Tennessee; and further conveyed to Gary R. Hernandez from Rita M. Hernandez by quitclaim deed of record in Deed Book 10827, Page 634, Register's Office for Davidson County, Tennessee.

This is improved property known as 2400 Nolensville Road, Nashville, Tennessee 37211.

EXHIBIT B

Permitted Encumbrances

1. Taxes for 2000 or current year, a lien, but not yet due and payable (Map 119-5, Parcel 10).

2. Easement for cutting and filling slopes along Nolensville Road as set forth in Decree of record in Minute Book 73, page 325 of the 2nd Circuit Court wherein Nolensville Pike was originally widened, said easement being for the use and benefit of Davidson County.

3. All matters shown on Survey dated February 15, 2000 , prepared by Crawford Land Surveyors, P.C.