Instr:200004260041502 Page: 1 OF 3
REC'D FOR REC 04/26/2000 3:59:19PM
RECORD FEE: $15.00
M. TAX: $0.00 T. TAX: $37.00

|STATE OF TENNESSEE
|COUNTY OF Davidson
|THE ACTUAL CONSIDERATION OR VALUE,
|WHICHEVER IS GREATER, FOR THIS TRANSFER IS
|$10,000.00

|Affiant
|SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
|20th DAY OF April, 2000.

|NOTARY PUBLIC:
|MY COMMISSION EXPIRES: 1-26-2002
| (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Southern Brokerage Automotive 1732 Lebanon Pike Circle Nashville, TN 37210	new owner	Map 83-01 Parcel 153

For and in 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,

Danny Brown and Richard Giles, being the only partners of Remodeling Consultants, being dissolved on March 9, 1988

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Southern Brokerage Automotive, LLC

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:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 5 ON THE PLAN OF MRS. BESSIE TUCKER'S SUBDIVISION OF LOTS NOS. 6, 7, AND 8 IN HYRONEMUS' ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 332, PAGE 95, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 5 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF SHARPE AVENUE AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE EASTERLY MARGIN OF AN ALLEY, 150 FEET TO THE NORTHERLY LINE OF LOT NO. 4 ON THE SAID PLAN.

BEING THE SAME PROPERTY CONVEYED TO REMODELING CONSULTANTS, INC. BY DEED FROM THE CLERK AND MASTER, DATED DECEMBER 11, 1980, AND OF RECORD IN BOOK 5700, PAGE 447, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. REMODELING CONSULTANTS BEING DISSOLVED ON MARCH 9, 1988, AND DANNY BROWN AND RICHARD GILES BEING THE ONLY PARTNERS, AS STATED BY AFFIDAVIT BEING RECORDED SIMULTANEOUSLY HEREWITH.

This conveyance is made subject to the following:

1) 2000 taxes and subsequent years.
2) Property is subject to all matters affecting said premises as contained in Plat Book 332, Page 95, Register's Office for Davidson County, Tennessee.
3) Any and all restrictions, conditions, and easements of record.

This is unimproved property known as: 1042 Sharpe Avenue, Nashville, TN 37206
(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 our hand(s) this 20th day of April, 2000.

Danny Brown

Richard Giles

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, Danny Brown and Richard Giles, being the only partners of Remodeling Consultants, being dissolved on March 9, 1988, with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 20th day of April, 2000.

NOTARY PUBLIC

My Commission Expires: 1-26-2002

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076

AFFIDAVIT

THE STATE OF Tennessee

COUNTY OF Davidson

BEFORE ME, the undersigned authority, on this day personally appeared Danny Brown and Richard Giles, Affiant(s), being the only partners of Remodeling Consultants, being by me first duly sworn upon their oath did depose and say:

1. That Affiant(s) are the only partners of Remodeling Consultants and the owners of the following described property (1042 Sharpe Avenue, Nashville, TN 37206) in Davidson County, State of Tennessee.

2. That Remodeling Consultants acquired property on December 11, 1980, under the name Remodeling Consultants, Inc.; however Remodeling Consultants was a partnership and never a corporation.

3. That on March 9, 1988, Remodeling Consultants partnership was dissolved of which the Affiant(s) are the only partners.

4. Affiant(s) herein realize that it is in reliance upon the statements herein made as well as upon the acknowledgements to said instrument that Title Company as issuing agent for Stewart Title Guaranty Company ("underwriter") has agreed to insure sale of property and said Warranty Deed.

Danny Brown

Richard Giles

THE STATE OF Tennessee

COUNTY OF Davidson

SWORN TO AND SUBSCRIBED BEFORE ME BY Danny Brown and Richard Giles, being the only partners of Remodeling Consultants, being dissolved on March 9, 1988, on this ~~13th~~ 20th day of April, 2000, to which witness my hand and seal of office.

NOTARY PUBLIC, STATE OF TENNESSEE

Susan Frensley Ervin

Printed Name of Notary

My Commission Expires: 1-26-2002