Davidson County DEEDWARR
Recvd: 10/26/00 08:28 2pgs
Fees:11.00 Taxes:37.00
20001026-0105998

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
Whitt's Auto Sales, Inc. 515 N. Gallatin Rd. Madison, TN 37115	Same as New Owner	Map 71-3 Parcel 159

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 all of which is hereby acknowledged, CLYDE H. SMITH, unmarried and BAXTER M. SMITH, unmarried, hereinafter referred to as the "GRANTORS", have bargained and sold and by these presents do transfer and convey unto WHITT'S AUTO SALES, INC., a Tennessee corporation, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

The following property line description of part of the Baxter and Clyde Smith, et al property is a combination of four (4) original lots from the J.B. Haynie's Oriental Subdivision as of record in Plat Book 161, pages 26 and 27, Register's Office for Davidson County, Tennessee, recently designated as Parcel 159 of Davidson County Property Map 71-03, and is further described as Lot No. 2 according to a survey by Alpha 2000 Group, LLC, Gary R. Cummings, Tennessee RLS #36, dated August 1, 2000 and revised September 8, 2000 as follows:

BEGINNING at an old iron rod in the westerly margin of a 50' unimproved street named Sultana Avenue, said point also being at the northeasterly terminus of a 10' unimproved alley; thence running with the northerly margin of the 10' unimproved alley, North 86 deg. 03' 46" West 400.00 feet to a new iron rod, said point being the southeast corner of the newly created Lot 1; thence leaving the northerly margin of said alley and running with the easterly boundary of Lot 1, North 03 deg. 56' 14" West, 239.44 feet to a new iron rod in the southerly boundary of Parcel 094 of Metro Property Map 71-03; thence running with the southerly boundary of Parcels 094, 093, 092; 091, 090, and 089, respectively, to a new iron rod in the easterly margin of said unimproved Sultana Avenue; thence running with said easterly margin in a southwesterly direction and with a curve having a central angle of 09 deg. 18' 23", a radius of 400.00 feet, an arc length of 64.97 feet, and a chord bearing and distance of South 19 deg. 51' 51" West, 64.90 feet to the point of beginning, and containing 62,445 square feet, more or less, or 1.433 acres, more or less.

BEING a part of the same property conveyed to Clyde H. Smith and Baxter M. Smith by Quitclaim Deed from Leslie E. Smith of record in Deed Book 8572, page 918, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated August 1, 2000 and Revised September 8, 2000, by Alpha Group 2000, LLC, Gary R. Cummings, Registered Land Surveyor, No. 36.

This is unimproved property on Dickerson Road, Nashville, Davidson County, TN.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE , its successors or assigns, forever.

And we, the GRANTORS, do covenant with the said GRANTEE, that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and warrant that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2000, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Escrow Closing Attorney, at closing.

2. Subject to any and all matters as they may appear on the Plan of record in book 161, pages 26 and 27, said Register's Office.

3. Subject to easement for sanitary sewers and/or storm drainage of record in Book 4400, page 900, said Register's Office.

4. Subject to 100' TVA Overhead Power Transmission Line Easement of record in Book 787, page 53, said Register's Office.

5. Subject to any and all matters as they may appear on the unrecorded survey dated 8/1/00 revised 9/8/00 by Alpha Group 2000, LLC, Gary R. Cummings, RLS #36, including but not limited to the property being within the Special Flood Hazard Zone AE, as shown on the said survey.

And, we, the GRANTORS, do further covenant and bind ourselves, our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTORS"

CLYDE H. SMITH, unmarried

BAXTER M. SMITH, unmarried

"GRANTEE"

WHITT'S AUTO SALES, INC.
BY: Joe Whitt Sr.
JOE WHITT, SR., President

BY: Ruby J. Whitt
RUBY WHITT, Secretary/Treasurer

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CLYDE H. SMITH, unmarried and BAXTER M. SMITH, unmarried, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this the 24th day of October, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared JOE WHITT, SR. and RUBY J. WHITT, with whom I am personally acquainted and who acknowledged themselves to be the President and Secretary/Treasurer, respectively, of WHITT'S AUTO SALES, INC., the bargainor, a corporation, and as such President and Secretary/Treasurer, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by themselves as President and Secretary/Treasurer.

WITNESS my hand, at office, this the 24th day of October, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is $10,000.00.

Affiant

Sworn to and subscribed before me, this the 24th day of October, 2000.

NOTARY PUBLIC

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

My Commission Expires December 6, 2001