WARRANTY DEED

EDWARD A. TIGNOR NOTARY PUBLIC AT LARGE WILSON CO. TENN.

My Commission Expires 12/23/01

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $4,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/26/01.

Notary Public

MY COMMISSION EXPIRES: _____.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bruce Balcom, 120 Donelson Pike, Ste 201, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jerry Vinett Jr., Corporation	SAME	081-04-0-187
(NAME)	(NAME)	
1905 3rd Avenue North	SAME	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	SAME	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, **Top Motors, Inc., A Tennessee Corporation**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jerry Vinett Jr., Corporation**, 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:

Tract 1(081-04-0-187)
Being the northerly 37 feet of Lot No. 2 and the southerly 0.5 of a foot of Lot No. 3 on the Eli L. Woods plan of Lots, as of record in Book 21, page 30, Register's Office for said County.
Said parts of Lots Nos. 2 and 3 front together 37.5 feet on the westerly side of Third Avenue North and run back between parallel lines, 166 feet to an alley.

Being the same property conveyed to Top Motors, Inc. A Tennessee Corporation by Deed from Catherine K. Gilmore dated 7/25/79 and recorded 7/26/79 of record in Book 5471, page 675, Register's Office for Davidson County, Tennessee.

unimproved ☒

This is improved ☐ property, known as 1905 3rd Avenue North, Nashville, TN 37208
(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/my hands this 3/26/01.

Davidson County DEEDWARR
Recvd: 06/07/01 10:47 1pgs
Fees:11.00 Taxes:14.80
20010607-0059705

Top Motors, Inc., A Tennessee Corporation

By: _____

Attest: _____

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, a Notary Public, personally appeared Top Motors, Inc., A Tennessee Corporation and acknowledged that he/she/they executed the foregoing Warranty Deed as the Grantor for the purposes contained therein. Witness my hand and official seal at Nashville, Tennessee this. 3/26/01

Commission expires: NOVEMBER 30, 2001

VINETT NOTARY PUBLIC DAVIDSON CO. TENN.

Notary Public