Davidson County DEEDWARR
Recvd: 12/21/01 11:32 5pgs
Fees:28.00 Taxes:12025.00

20011221-0141172

THIS INSTRUMENT PREPARED BY:
G. Philip Anderson, Attorney
155 Franklin Road
Suite 270
Brentwood, Tennessee 37027
615/377-9370

SPECIAL WARRANTY DEED

From: JOHN R. HOOTON, ET UX ELIZABETH HIX HOOTON

To: ALBERT BURNETT AND MIDDLE TENNESSEE MOTOR CARS, INC.

Address New Owner:	Send Tax Bills To	Map/Parcel Nos.
Middle Tennessee Motor Cars, Inc. 535 Murfreesboro Road Nashville, TN 37210	Same	106-5 70, 71.2, 71, 87 88, 89, 132

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is Three Million Two Hundred Fifty Thousand Dollars and 00/100 ($3,250,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 18th day of December, 2001.

REESHA LEONE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
05/29/2005

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00) and other good and valuable consideration, **JOHN R. HOOTON, et ux ELIZABETH HIX HOOTON,** as Grantors have bargained and sold, and by these presents do transfer and convey unto the said **ALBERT BURNETT**, an individual, and **MIDDLE TENNESSEE MOTOR CARS, INC.,** a Tennessee, corporation, as Tenants in Common, the Grantees herein, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

EXHIBIT A ATTACHED AND INCORPORATED HEREIN

Being all the same property conveyed to John R. Hooton and Elizabeth Hix Hooton by deed from G. Philip Anderson, Trustee, of record in Book 8382, Page 594, Registers Office Davidson County, Tennessee.

This is improved property, known as 535 Murfreesboro Road, Nashville, Tennessee, 37210.

This conveyance is made subject to the following:

1. First mortgage held by Community Bank of record in Davidson County Register's Office, Instrument Number 20011218-0139473.

2. 2001 Metropolitan Nashville and Davidson County, Tennessee, real property taxes.

3. Easement for Storm Sewers and/or Sanitary Sewers to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 5218, page 594, Register's Office for Davidson County, Tennessee.

4. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson county, Tennessee, of record in Book 3857, page 637, Register's Office for Davidson County, Tennessee.

5. Easement for Sanitary Sewer and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3857, page 651, Register's Office for Davidson County, Tennessee.

6. Easement to Jack Pirrie, Trustee, of record in Book 4344, page 598, Register's Office for Davidson County, Tennessee.

7. Easement for 8-inch sewer line to Tee-Gee Realty Corporation, of record in Book 2604, page 617, Register's Office, for Davidson County, Tennessee.

8. Easement for Sanitary Sewers and/or Storm Drainage to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 3861, page 591, Register's Office for Davidson County, Tennessee.

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 Grantors do covenant with the Grantees that Grantors are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except for a first Deed of Trust to Deborah McCormick, Trustee, recorded Registers Office Davidson County, Tennessee Instrument Number 20011218-0139473. And Grantors do further covenant and bind themselves, their 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.

WITNESS our hands this 18th day of December, 2001, with an effective date of November 1, 2001.

JOHN R. HOOTON

ELIZABETH HIX HOOTON

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before the undersigned, a Notary Public in and for said County and State, the within named **JOHN R HOOTON and ELIZABETH HIX HOOTON,** 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 and official seal at Brentwood, Tennessee, this 18th day of December, 2001.

SALLY ELPERS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

My Commission Expires:
5-30-04

EXHIBIT "A"

Murfreesboro Road Property

535 Murfreesboro Road:

Land in Davidson County, Tennessee, described according to a Survey dated June 15, 1987, revised June 23, 1987, by Kevin A. Edmonson, Registered Lane Surveyor, as follows:

PARCEL A: (Map 106-05-070.00)

Beginning at an existing concrete monument in the north line of the United States Postal Service property (Ref. DB 5051, page 422 R.O.D.C., Tennessee); thence North 1 deg. 18 min. 18 sec. West 262.92 feet to a point in the east margin of Fesslers Lane; thence, along said east margin, North 24 deg.. 28 min. 27 sec. East 60.05 feet to a point; thence South 74 deg. 38 min. 01 sec. East 97.57 feet to a railroad spike; thence North 1 deg. 18 min. 18 sec. West 174.93 feet to a point in the south margin of Murfreesboro Road; thence, along the said south Margin, South 74 deg. 36 min. 18 sec. East 340.52 feet; thence, along a curve to the right having a delta of 73 deg. 19 min. 00 sec., a radius of 20.00 feet, a length of 25.59 feet to the west margin of Polk Avenue; thence, along the said west margin, South 1 deg. 17 min. 18 sec. East 484.79 feet; thence, leaving said west margin, North 74 deg. 36 min. 54 sec. west 140.53 feet; North 15 degrees 23 min. 06 sec. east 9.66 feet; North 74 degrees 39 min. 04 sec. west 142 feet; South 15 deg. 23 min. 06 sec. west 9.57 feet; North 74 deg. 36 min. 54 sec. West 117.55 feet to an iron pin found in concrete at United States Postal Services Property's northeast corner; thence, North 74 deg. 36 min. 54 sec. West 80.00 feet to the point of beginning, containing 4.75 acres, more or less.

PARCEL B: (Map 106-05, Parcel 071.00)

Beginning at an iron pin in the west margin of Polk Avenue, South 1 deg. 17 min. 18 sec. East 854.54 feet, more or less, from the south margin of Murfreesboro Road, the northeast corner of the Pacific Coast Realty Corporation of Delaware property (Ref: DB 3431, page 194 R.O.D.C., Tennessee); thence along the north line of said Corporation, South 88 deg. 48 min. 03 sec. West 383.07 feet to an iron pin in the east line of the Sadler Brothers Trucking and Leasing Co., Inc. (Ref: DB 6127, page 840, R.O.D.C., Tennessee); thence, North 1 deg. 18 min. 37 sec. West 469.06 feet to an iron pin in concrete; thence South 74 deg. 36 min. 54 sec. East 117.55 feet to an iron pin; thence, North 15 deg. 23 min. 06 sec. East 9.57 feet to the south face of a retainer wall; thence along said south face, South 74 deg. 39 min. 04 sec. East 142.00 feet to an iron pin; thence, South 15 deg. 23 min. 06 sec. East 9.66 feet to an iron pin; thence, South 74 deg. 36 min. 54 sec. East 140.53 feet to an iron pin in the west margin of Polk Avenue; thence, along said West margin, South 1 deg. 17 min. 18 sec. East 354.86 feet to the beginning, containing 3.65 acres, more or less.

PARCEL C: : (Map 106-05, Parcel 071.02)

Beginning at a point in the east margin of Polk Avenue, said point also being 150 feet southerly along margin from a bent iron pin at the corner of Lots 12 and 13 on the plan of A. M. Brown's land (Ref. Plat Book 57, page 126, R.O.D.C., Tennessee), this point also being the corner of Lots 15 and 16 on said plan; thence, leaving margin and with the lot line, North 88 deg. 42 min. 42 sec. East 132.50 feet to a point in the west margin of an alley; thence, with alley, South 1 deg. 17 min. 18 sec. East 150.00 feet to a point at the rear corner of Lots 18 and 19; thence, leaving alley, South 88 deg. 42 min. 42 sec. West 132.50 feet to the east margin of Polk Avenue; thence, North 1 deg. 17 min. 18 sec. West 150.00 feet with the margin to the point of beginning, containing 0.46 acres, more or less.

PARCEL D: (Map 106-05-132.00)

Beginning at a point in the easterly margin of Fesslers Lane, said point being North 24 deg. 28 min. 27 sec. East 60.05 feet from the most northerly corner of United States Postal Service property (Ref: DB 5051, page 462, R.O.D.C., Tennessee); thence along said margin of Fesslers Lane on a curve to the left with a delta of 8 deg. 39 min. 51 sec., a radius of 761.04 feet, a length of 115.08 feet, and the chord being North 9 deg. 03 min. 30 sec. East 114.98 feet to a point; thence around a curve to the right, a delta of 100 deg. 40 min. 08 sec., a radius of 45.00 feet, a length of 79.07 feet to a point on the southerly margin of Murfreesboro Road; thence with said margin, South 74 deg. 36 min. 18 sec. East 15.77 feet to a point; thence, leaving margin of road, South 1 deg. 18 min. 18 sec. East 174.93 feet to a railroad spike; thence, North 74 deg. 38 min. 01 sec. West 97.57 feet to the point of beginning, containing 0.30 acres, more or less.

Being the same property conveyed to John R. Hooton and Elizabeth Hix Hooton by Trustee's Deed from G. Philip Anderson, Trustee, of record in Book 8382, page 594, in the Register's Office for Davidson County, Tennessee.