BOX 58-B

This Instrument Prepared By:

Marshall L. Hix, Esquire
HIX & GRAY, PLC
1620 AmSouth Center
Nashville, Tennessee 37238

Davidson County DEEDWARR
Recvd: 01/30/02 16:13 4pgs
Fees:23.00 Taxes:4070.00
20020130-0013437

Address New Owner	Send Tax Bills To:	Map & Parcel Nos.:
Jim Reed Chevrolet Co. **1512 Broadway** **Nashville, TN 37203**	**Same**	**Map and Parcel No.** **93-9-102**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **PATRICIA GARDNER CAMPBELL, EDWIN S. GARDNER, JR., GRETCHEN GARDNER, MARY HALL PIRTLE, WILLIAM M. CLARK, JR. and ELIZABETH CLARK BARBER** (herein referred to as "Grantors") have this day bargained and sold and, by these presents, do hereby transfer and convey unto **JIM REED CHEVROLET COMPANY** (herein referred to as "Grantee"), its successors and assigns, forever, a tract or parcel of land located in Davidson County, Tennessee, to-wit:

A certain tract or parcel of land containing 0.43 acres, lying and being in First Civil District, Davidson County, Tennessee, at 1512 Broadway, Nashville. Bounded on the north by a 12 foot alley and Jim Reed Chevrolet Company, on the east by Hillsboro Realty Co., on the south by Broadway/West End Street, and on the west by 15th Avenue North, and being more particularly described as follows:

BEGINNING at an iron pin set at the northeastern intersection of the eastern right-of-way margin of 15th Avenue, North and the northern right-of-way margin on Broadway/West End Street and running thence North 29 degrees 45 minutes 18 seconds West 177.00 feet to ½' iron pipe found in the southern margin of a 12 foot alley at its intersection with 15th Avenue North; thence with the southern margin of said alley North 62 degrees 48 minutes 13 seconds East 110.50 feet to a new iron pin set; thence with the western line of Hillsboro Realty Co. (Deed Book 1283 Page 246, R.O.D.C.) South 25 degrees 36 minutes 48 seconds East 176.80 feet to an iron pin set in the northern right-of-way margin of Broadway/West End Street; thence with said right-of-way margin South 62 degrees 47 minutes 07 seconds West 100.80 feet to an iron pin set, the POINT OF BEGINNING and containing 18.680 square feet or 0.43 acres, more or less, according to that certain survey by James Allen Crawford, III, Registered Land Surveyor. (TN No. 1455), dated 11-26-01 (File No. 01128(E), to which reference is made for a more detailed description.

Being the same property conveyed by deed from J. O. Leake to E.S. Gardner, of record in Book 497, page 393, Register's Office for Davidson County, Tennessee. Also being the same property devised under the Will of E.S. Gardner, of record in Will Book 7, page 56, County Court for Sumner County, Tennessee, to Patricia Gardner Campbell, a 1/6 undivided interest, Edwin S. Gardner, Jr., a 1/6 undivided interest, Gretchen Gardner, a 1/6 undivided interest, and Mary Hall Pirtle, a 1/4 undivided interest. Further, being the same property conveyed to William Moore Clark, Jr., a 1/8 undivided interest by Trustee's Deed of record in Book 11746, page 905, Register's Office for Davidson County, Tennessee and to Elizabeth Gardner Hall Clark-Barber, a 1/8 undivided interest by Trustee's Deed of record in Book 11796, page 902, said Register's Office.

This is improved property known and designated as 1408 Broadway, Nashville, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

Grantors covenant with the Grantee that they are lawfully seized and possessed of said property, that they have a good and lawful right to sell and convey the same, and that the property is free from any lien or encumbrance whatsoever, except for any applicable subdivision plan, zoning and building regulations, all visible easements, restrictions and limitations of record, and 2002 real estate taxes.

Grantors further covenant with the Grantee and binds themselves, their heirs and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons whomsoever.

All warranties of Grantors herein contained are expressly limited to those persons or parties claiming by, through or under Grantors, but no further or otherwise.

WITNESS this the 30th day of January, 2002.

GRANTORS:

Patricia Gardner Campbell
Patricia Gardner Campbell

Elizabeth Clark Barber
Elizabeth Clark Barber

Mary Hall Pirtle
Mary Hall Pirtle

Gretchen Gardner
Gretchen Gardner
By: Patricia Gardner Campbell,
Attorney-in-Fact

William M. Clark, Jr.
William M. Clark, Jr.
By: Patricia Gardner Campbell,
Attorney-in-Fact

Edwin S. Gardner, Jr.
Edwin S. Gardner, Jr.
By: Patricia Gardner Campbell,
Attorney-in-Fact

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $1,100,000.00.

D Bury Attorney
AFFIANT

Subscribed and sworn to before me, this 30th day of January, 2002.

Marshall L. Hix
NOTARY PUBLIC

My Commission Expires:

September 25, 2004

MARSHALL L. HIX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Patricia Gardner Campbell, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 30th day of January, 2002.

Marshall L. Hix
Notary Public

My Commission Expires: September 25, 2004

MARSHALL L. HIX NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

STATE OF COLORADO
COUNTY OF Boulder

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Elizabeth Clark Barber, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 28th day of January, 2002.

Notary Public

NOTARY PUBLIC DALLAS SWANGER STATE OF COLORADO

My Commission Expires: 6-13 05

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Mary Hall Pirtle, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this 30 day of January, 2002.

Notary Public

My Commission Expires: 5-28-03

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Patricia Gardner Campbell, with whom I am personally acquainted, and who, upon oath, acknowledged that she is the true and lawful attorney-in-fact for Gretchen Gardner, William M. Clark, Jr. and Edwin S. Gardner, Jr., grantors herein, and is authorized to execute within instrument for the purposes therein contained by signing the names of Gretchen Gardner, William M. Clark, Jr. and Edwin S. Gardner, Jr. as their attorney-in-fact.

Witness my hand and seal at office this 30th day of January, 2002.

Notary Public

My Commission Expires: September 25, 2004

MARSHALL L. HIX NOTARY PUBLIC DAVIDSON COUNTY STATE OF TENNESSEE