40A

WARRANTY DEED

CATHERINE H. GWYN Notary Public At Large DAVIDSON COUNTY, TENN.

My Commission Expires January 29, 2005

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 75,637.98

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF March, 2002

Notary Public

MY COMMISSION EXPIRES: 1/29/05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Gibson & Gregory, Suite 1900, 201 Fourth Ave., N., Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J. Pratt, Jr. (NAME)	New Owner (NAME)	MAP 84-16
c/o Southeast Automotive 2800 Nolensville Road (ADDRESS)	(ADDRESS)	PARCEL 163
Nashville, TN 37211 (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, Merrie Morrison-Boggs and husband, Rex Boggs

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO William J. Pratt, Jr.

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:

SEE ATTACHED EXHIBIT A

Davidson County DEEDWARR
Recvd: 03/12/02 15:53 3pgs
Fees:18.23 Taxes:279.86
20020312-0031269

unimproved ( )
This is improved (X) property, known as 203 Shady Grove Road, Nashville, Tennessee 37214
(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 12th day of March 2002

Merrie Morrison-Boggs

Rex Boggs

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Merrie Morrison-Boggs and husband, Rex Boggs

the bargainor S, 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 Nashville, Tennessee, this 14th day of March, 2002.

Commission expires 1/29/05

Notary Public

CATHERINE A. GWYN
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires January 29, 2005

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ with whom I am personally acquainted and who upon oath acknowledged _____ to be the _____ of the _____ the within named bargainor, and corporation, and that _____ as such _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____.

My commission expires _____

_____
Notary Public

EXHIBIT A

Tract No. 1:

Land in the Third Civil District of Davidson County, Tennessee, being part of Lot No. 22 on the Map of Donelson Heights Subdivision, not of record, and described according to a survey thereof made February 24, 1955 by Hickerson-Miller, Engineers & Surveyors, as follows:

Beginning at a point on the easterly margin of Shady Grove Road, said point being 1035 feet north of the intersection of Lebanon Pike (before widening); thence in a northerly direction along the easterly margin of Shady Grove Road 150 feet to the Tennessee Central Railroad fence; thence in a southeasterly direction along said Tennessee Central Railroad fence 195 feet more or less to a point; thence in a westerly direction 121.4 feet to the easterly margin of Shady Grove Road, the point of beginning.

Being the same property conveyed to Merrie Morrison-Boggs and husband, Rex Boggs by deed from Edwin M. Overstreet and wife, Hazel Overstreet of record in Book 10617, page 525, said Register's Office. The said Merrie Morrison-Boggs and husband, Rex Boggs have since filed for protection under Chapter 13 of the U.S. Bankruptcy Code, Case No. 300-09614, United States Bankruptcy Court for the Middle District of Tennessee. An Agreed Order authorizing sale is recorded immediately preceeding this deed in Instrument No. 20020312 0031268 said Register's Office.

Tract No. 2:

Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 22 on the Map of Donelson Heights Subdivision not of record, and described according to a survey made February 24, 1955, by Hickerson=Miller, Engineers, as follows:

Beginning at a point on the easterly margin of Shady Grove Road, said point being 985 feet north of the intersection of Lebanon Pike (before widening); thence in a northerly direction along the easterly margin of Shady Grove Road 50 feet; thence North 88 deg. 30 min. East 121.4 feet to a stake; thence South 40 deg. 30 min. East 58.7 feet more or less to a stake; thence South 89 deg. 58 min. West 162.5 feet more or less to the point of beginning.

Being the same property conveyed to Merrie Morrison-boggs and husband, Rex Boggs by quitclaim deed from Edwin M. Overstreet and wife, Hazel L. Overstreet of record in Instrument No. 20020312 - 0031267, said Register's Office.

This conveyance is made subject to the real estate taxes for the current year, which have been assumed by Grantee, and such limitations, restrictions and easements as may affect the premises.