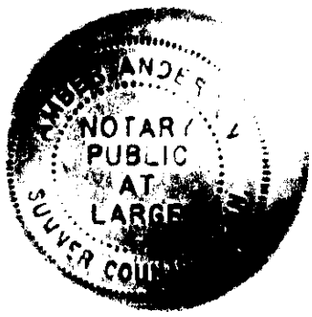
Davidson County DEEDWARR
Recvd: 08/01/02 16:09 3pgs
Fees:18.00 Taxes:3478.81

20020801-0092601



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 940,219.62.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 20 02.

NOTARY PUBLIC

MY COMMISSION EXPIRES: (AFFIX SEAL)

NOTARY PUBLIC, AT LARGE
MY COMMISSION EXPIRES
MARCH 15, 2006

THIS INSTRUMENT WAS PREPARED BY

R. Patrick Parker Suite 1R, 631 Second Avenue South, Nashville, Tennessee 37210

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Action Nissan Realty Partners, a Partnership c/o Ronald E. Romans, Secretary 307 Thompson Lane Nashville, Tennessee 37211	Same	026-12-0-009.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, THE AGREEMENT BY THE GRANTEES TO ASSUME GRANTOR'S EXISTING MORTGAGE BALANCE, PRINCIPAL AND INTEREST, AS OF JULY 30, 2002, AND TO PAY CERTAIN OBLIGATIONS OWED BY GRANTOR, THE AMOUNT AND SUFFICIENCY OF WHICH HAVE BEEN AGREED TO BY THE PARTIES, AND SUCH OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED, **CUMBERLAND MOTORS, LLC., a Tennessee limited liability company**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **ACTION NISSAN REALTY PARTNERS**, a Partnership, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

SEE EXHIBIT A

unimproved ( )
This is improved (X) property, known as the southwest corner of U.S. 31 E and Cumberland Hills Drive, Madison, 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 we so 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, except for matters of record in the Register's Office for Davidson County, Tennessee and 2000 and 2001 real estate taxes, which Grantee agrees to assume, and unless otherwise herein set out, and we do further covenant and bind ourselves, our successors and assigns, to warrant and forever defend the title 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 my hand this 30 day of July, 2002.

CUMBERLAND MOTORS, LLC
a Tennessee limited liability company

By: _____
Daniel Schorsten

Its: Secretary

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Daniel Schorsten with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Secretary of Cumberland Motors, LLC and is authorized to execute this instrument for the purposes therein contained.

Witness my hand, at office, this 30th day of July, 2002.

NOTARY PUBLIC AT LARGE

Notary Public

My commission expires MY COMMISSION EXPIRES MARCH 15, 2006

EXHIBIT A

Description of Property

DAVIDSON COUNTY, TENNESSEE, LOT

LAND in Davidson County, Tennessee, and is designated Commercial "A" on the recorded plat of the Resubdivision of Parts of Section 1 and Section 2 of Mansker Meadows of record in Book 2854, Page 32, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at an existing concrete monument, said point of beginning being the Northwest corner of the herein described tract and also being the Northeast corner of Lot No. 17 on the Plan of the Resubdivision of Parts of Section 1 and Section 2 of Mansker Meadows of record in Book 2854, Page 32, Register's Office for Davidson County, Tennessee, said point of beginning also being on the southerly margin of Gallatin Pike (U.S. 31-E); thence with the southerly margin of said U.S. 31-E 64 feet South of the centerline North 83 deg. 31 min. 00 sec. East 301.76 feet to an iron pin; thence with a turnout curve to the right having a radius of 20.00 feet and a long chord on 28.28 feet, said chord having a bearing of South 51 deg. 29 min. 00 sec. East a distance along the curve of 31.42 feet to an iron pin set on the westerly margin of Cumberland Hills Drive; thence with the westerly margin of said Cumberland Hills Drive South 06 deg. 29 min. 00 sec. East 180.00 feet to an iron pin; thence leaving the margin of said Cumberland Hills Drive and with the line of Lot 19 of said Mansker Meadows Subdivision South 83 deg. 27 min. 53 sec. West 219.61 feet to an existing concrete monument; thence continuing with Lot 19 in part South 83 deg. 50 min. 56 sec. West 101.76 feet to an iron pin; thence with the line of said Lot No. 17 North 06 deg. 35 min. 43 sec. West 199.61 feet to the point of beginning, containing 1.47 acres more or less.

Being the same property conveyed to James Daniel Holder and wife, Barbara L. Holder by deed recorded in Book 7686, page 537, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cumberland Motors, LLC, a Tennessee limited liability company by deed recorded in Book 11501, page 112, in the Register's Office for Davidson County, Tennessee.