This instrument prepared by:

SAMUEL B. GARNER, JR.
Attorney at Law
P. O. Box 677
Pulaski, TN 38478

NOLENSVILLE ROAD AUTO MART, INC.

Davidson County DEEDWARR
Recvd: 02/06/03 11:11 2pgs
Fees:13.00 Taxes:58.46
20030206-0016480

TO...GENERAL WARRANTY DEED

RONALD W. OSBORNE

FOR AND IN CONSIDERATION of FIFTEEN THOUSAND EIGHT HUNDRED and 00/100 Dollars ($15,800.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, Nolensville Road Auto Mart, Inc., has this day bargained and sold and do hereby sell, transfer and convey unto Ronald W. Osborne, individually, his heirs and assigns, in fee simple forever, the following described real estate:

Being Lot No. 2 of Block No. 1 on the Plan of the Subdivision of Block Nos. 1 and 2, Cumberland Nurseries, of record in Book 161, Page 35, Register's Office for Davidson County, Tennessee.

Said Lot No. 2 fronts 45 feet on the easterly side of Foster Avenue and runs back between parallel lines 150 feet to an alley.

And being the same property acquired by Nolensville Road Auto Mart, Inc. by deed of record at Deed Book 10256, Page 67, Register's Office, Davidson County, Tennessee, to which reference is here made.

Map 119-5 Parcel 388

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD said above described real estate, together with all improvements thereon and appurtenances thereunto belonging, unto the said Ronald W. Osborne, his heirs and assigns, in fee simple forever.

IT COVENANTS with said Grantee, his heirs and assigns, that it is lawfully seized and possessed of the above real estate, that it has a good and lawful right to sell and convey the same, and that the same is unencumbered, and it binds itself, its successors and assigns, to forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

POSSESSION passes with delivery of the deed, and the TAXES for the year 2003 will be assumed and paid by the Grantee.

Dated: This the 4 day of Feb, 2003.

NOLENSVILLE ROAD AUTO MART, INC.

By: _____
Ronnie Haislip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, Samuel B Garner, Jr., a Notary Public in and for the state and county aforesaid, personally appeared Ronnie Haislip, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be the President of Nolensville Road Auto Mart, Inc., and that he as such he executed the foregoing instrument for the purpose therein contained, by signing the name of Nolensville Road Auto Mart, Inc.

Witness my hand and official seal at Nashville, Tennessee, this 4 day of ~~January~~ February, 2003.

Notary Public

My commission expires: 10-24-06.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $15,800.00, which amount is equal to or greater than the amount which property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this the 4 day of Feb, 2003.

Notary Public

My Commission Expires: 10-24-06.

Real property taxes will be paid by:

Name: Ronald W. Osborne
Address: 716 Magnolia Tr
Nashville, Tn 37221

Mail deed to:

Name: Same
Address:

PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES.