(1)

This Instrument Prepared By:

Douglas S. Hale, Attorney
Hale and Hale, PLC
312 First Tennessee Bank Building
Franklin, Tennessee 37064

NEW OWNER:	SEND TAX BILL TO:	MAP & PARCEL
Auto Latino, Inc. 399 Ashgrove Drive Nashville, Tennessee 37211	SAME	161-12-0 005.00

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $85,000.00.

David S Hale
AFFIANT

Sworn to and subscribed before me
this 7th day of February, 2003.

NOTARY PUBLIC

My Commission Expires: 2/5/06

Davidson County DEEDWARR
Recvd: 02/11/03 08:16 2pgs
Fees:13.00 Taxes:314.50
20030211-0018447

WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named **GRANTEE**, and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **ALMA E. POLK**, hereinafter called the "**GRANTOR**", has bargained and sold and by these presents does transfer and convey unto **AUTO LATINO, INC.**, hereinafter called the "**GRANTEE**", its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 157 on the Plan of Southwood Subdivision, as of record in Book 2663, page 126, Register's Office for said County.

SAID Lot No. 157 fronts 100 feet on the southerly side of Ash Grove Drive and runs back 309.92 feet on the easterly side and 312.9 feet on the westerly side to a dead line, measuring 45 feet thereon.

Being the same property conveyed to E.M. Polk and wife, Alma E. Polk by deed from Doyle A. Wood and wife, Linda C. Wood of record in Book 4990, page 250, Register's Office for Davidson County, Tennessee. The said E.M. Polk having since died on January 13, 2003, leaving said property solely to Alma E. Polk.

THIS IS THE SAME DESCRIPTION IN THE PREVIOUS DEED OF RECORD.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE, its successors and assigns, forever;

AND GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Davidson County taxes for the year 2003 are a lien against said property, but are not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with GRANTOR paying her prorata part thereof to GRANTEE, who will be responsible for payment of said taxes when they become due and payable. Map and Parcel 161-12-0 005.00.

2. All matters appearing on the plan of Southwood Subdivision of record in Book 2663, page 125 and Book 2663, page 126, Register's Office for Davidson County, Tennessee.

3. Restrictions of record in Book 2904, page 51, and amended in Book 7127, page 491; Book 9794, page 578; Book 9794, page 580; Book 9794, page 582; Book 9794, page 607; Book 9794, page 612; and Book 9794, page 617, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER covenant and bind herself, her heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful claims of all persons whomsoever.

This improved property is known as 395 Ashgrove Drive, Nashville, Tennessee 37211.

WITNESS my hand this 7 day of February, 2003, in Franklin, Tennessee.

Alma E. Polk
ALMA E. POLK

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Alma E. Polk, the bargainor, with whom I am personally acquainted, and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 7th day of February, 2003.

Notary Public

My commission expires: 2/5/06