**PICK-UP**

**THIS INSTRUMENT PREPARED BY:**
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Davidson County DEEDWARR
Recvd: 04/17/03 10:49 2pgs
Fees:13.00 Taxes:192.40
20030417-0051294

**WARRANTY DEED**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| NASHVILLE ACQUISITION, LLC<br>1524 Gallatin Road<br>Nashville, Tennessee 37206 | Same | Map: 72-13<br>Par: 232 |

STATE OF TENNESSEE )
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $52,000.00.

Affiant

SUBSCRIBED AND SWORN to before me this 16th day of April, 2003.

Notary Public
My Commission Expires: 9/24/05

JOHN L. VAN CLEAVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned, SCOTT ALLEN LAMKE, hereinafter "Grantor", has this day bargained and sold and does hereby transfer and convey unto NASHVILLE ACQUISITION, LLC, d/b/a Nashville Auto Diesel College, its successors and assigns, hereinafter "Grantee", that certain tract or parcel of real estate located in Davidson County, Tennessee, more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 195 on the Map of Trevecca Subdivision of Renaw, of record in Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee. Said Lot 195 fronts 50.2 feet on the southerly side of Strouse Avenue and runs back between lines 207.7 feet on the easterly line and 211.8 feet on the westerly line to an alley in the rear on which it measures 50 feet.
>
> Being the same property conveyed to Scott Allen Lamke by deed from Aubrey D. Gillem, Sr. and wife, Johnnie B. Gillem, of record in Book 10790, page 285, Register's Office for Davidson County, Tennessee.

Said improved property is known as 970 Strouse Avenue, Nashville, Tennessee 37206.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantee, its successors and assigns forever. Grantor covenants that he is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except for (1) the lien for real property taxes for the current year, which taxes have been prorated and assumed by Grantee and (2) matters shown

on the plan of record in Plat Book 421, pages 72 and 73, Register's Office for Davidson County, Tennessee.

Grantor further covenants and binds himself, his heirs, personal representative, successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

WITNESS his hands this 16 day of April, 2003, the corporate party having executed this instrument by its duly authorized representative.

Scott Lamke

SCOTT ALLEN LAMKE

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Before me, JOHN L. VAN CLEAVE, of the State and County aforesaid, personally appeared SCOTT ALLEN LAMKE, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, in Nashville, Tennessee, this 16TH day of April, 2003.

John L. Van Cleave

NOTARY PUBLIC

JOHN L VAN CLEAVE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

My Commission Expires:

9/24/05