Return To:
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Davidson County DEEDWARR
Recvd: 01/21/04 11:48 5pgs
Fees:28.00 Taxes:2452.74
20040121-0008019

This Instrument Prepared By:
John A. Gupton, III, Esq.
Baker, Donelson, Bearman, Caldwell & Berkowitz, P.C.
Suite 1000, 211 Commerce Street
Nashville, Tennessee 37201

ADDRESS NEW OWNER	SEND TAX BILLS TO:	MAP PARCEL
KAR, LLC 5205 Colfax Court Brentwood, TN 37027	same	Map 104-4 Parcel 105

STATE OF TN
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $662,902.00.

Affiant

Subscribed and sworn to before me this the 31st day of December, 2003.

Notary Public

My Commission Expires: My Commission Expires Sept. 25, 2004

STATE OF TENNESSEE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Mirriam Johnson Jennings, Trustee of The Wayland Arnold Jennings Revocable Trust**, hereinafter called "GRANTOR," has bargained and sold, and by these presents does transfer and convey unto **KAR, LLC**, Tennessee limited liability company, hereinafter called "GRANTEE," its successors and assigns, certain real property in Davidson County, State of Tennessee, described as follows (the "Property"):

(SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN)

The Trustee executes this Warranty Deed in her capacity as Trustee only and the liability of the Trustee is limited solely to the corpus of the Trust.

Said property is transferred subject to the limitations, restrictions and encumbrances set forth on Exhibit "B".

This is improved property known as 1117 17th Avenue South, Nashville, 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 Grantee, its successors and assigns, forever.

And Grantor does covenant with the said Grantee she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

And Grantor does further covenant and bind herself, heir heirs, assigns, and representatives, 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.

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 this 27 day of December, 2003.

GRANTOR:

The Wayland Arnold Jennings Revocable Trust

By: Miriam Johnson Jennings Trustee
Miriam Johnson Jennings, Trustee

STATE OF ARIZONA

COUNTY OF MARICOPA

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named **Mirriam Johnson Jennings, Trustee of The Wayland Arnold Jennings Revocable Trust**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within named instrument for the purposes therein contained.

Witness my hand and seal, at office in CHANDLER, ARIZONA, this the 27 day of DECEMBER, 2003.

Paul Flagg
Notary Public

My Commission Expires:
JUNE 4 2007



N MBH 449924 v1
0-0 12/24/2003

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of The Resubdivision of Tract No. 17 on the Plan of O. B. Hayes Large Lots, called "Rokeby" as shown on plat of record in Plat Book 4885, page 15, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Waylon Jennings by deed of record in Book 5077, page 128, Register's Office for Davidson County, Tennessee. The said Waylon Jennings a/k/a Wayland Arnold Jennings has since died, and upon his death title in and to the subject property vested in Mirriam Johnson Jennings, Trustee of The Wayland Arnold Jennings Revocable Trust pursuant to the Last Will and Testament of Wayland Arnold Jennings. of record as Instrument No. ~~_____~~ 20040121-0003013 _____. Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

THE FOREGOING DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE FOLLOWING:

1. Metropolitan Government and Davidson County taxes for the year 2004 and subsequent years which have been assumed by the Grantee herein.

2. All matters as shown on Plat recorded in Book 4885, page 15 and Book 21, page 87, Register's Office for Davidson County, Tennessee.