THIS INSTRUMENT PREPARED BY:

F. B. Murphy, Jr., Attorney
2021 Richard Jones Road, Suite 350
Nashville, Tennessee 37215

Davidson County DEEDWARR
Recvd: 02/02/04 09:36 2pgs
Fees:13.00 Taxes:318.20
20040202-0012200

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Trevecca Nazarene University 333 Murfreesboro Road Nashville, TN 37210	Same	106-01-66

WARRANTY DEED

For and in consideration of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Car Bazaar, Inc., hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Trevecca Nazarene University, a Tennessee corporation, hereinafter called the Grantee, its successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, described as follows:

Being part of Lot 5 on the Map of J. M. Eatherly's Subdivision of the John Woodard property of record in Book 332, page 39, Register's Office for Davidson County, Tennessee.

Said part of Lot 5 fronts 50 feet on the southerly margin of Murfreesboro Pike, as widened, and runs back between parallel lines, 150 feet, more or less, on the easterly side, and 170 feet, more or less, on the westerly side, to an alley in the rear, on which it measures 50 feet.

Being the same property conveyed to Car Bazaar, Inc., a Tennessee corporation, by deed from Nelson E. Ray, Sr., of record in Instrument No. 200090-10086911, Register's Office for Davidson County, Tennessee.

This is improved property known as 359 Murfreesboro Pike, Nashville, Tennessee 37210.

This conveyance is subject to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office.

TO HAVE AND TO HOLD said 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 Grantee that Grantor is lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as otherwise set out herein; Grantor does further covenant and binds itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claim of all persons whomsoever.

WITNESS my hand this 29th day of January, 2004.

CAR BAZZAR, INC.

By: _____
Javad Ramezanifar
Its: President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $86,000.00.

CAR BAZAAR inc by _____
Affiant

Subscribed and sworn to before me this 29th day of January, 2004.

_____
Notary Public

My Commission Expires: May 28, 2006.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named * the bargainer, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be President of Car Bazaar, Inc., a Tennessee corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at Nashville, Tennessee this 29th day of January, 2004.

* Javad Ramezanifar

_____
NOTARY PUBLIC

My Commission Expires: May 28, 2006.
