40-A

Davidson County DEEDWARR
Recvd: 02/10/04 15:04 4pgs
Fees:23.00 Taxes:336.70
20040210-0016130

This Instrument Prepared By:
Gibson, Gregory & Gwyn, PLLC
201 Fourth Avenue, N. Suite 1900
Nashville Tennessee 37219

ADDRESS NEW OWNER:

Wood Motor Company
901 E. Old Hickory Blvd.
Madison, TN 37115

SEND TAX BILL:

New Owner

MAP AND PARCEL:
MAP 34-6
PARCEL 32

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the Grantees named herein, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Melissie Earlene Conrad Bush as Trustee, with full power to sell, transfer, convey or mortgage without the joinder of any beneficiary, for Trust A, B and C, as designated under the Will of James Thomas Conrad; and James Robin McKinney, Jr., Bradley S. McKinney and Dorothy S. McKinney**, ("Grantor"), have bargained and sold, and by these presents do transfer and convey unto **Wood Motor Company, a Tennessee corporation** ("Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee (the "Property"), described as follows, to wit:

Property located in the 10th Councilmanic District of Davidson County, Tennessee. Being shown as parcel 32.00 on Davidson County property map 31-06, and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823, dated January 27, 2004 and known as Job No. 04-0021, as follows:

Beginning at an existing iron pin in the easterly right-of-way of Myatt Drive at the westernmost Northwest corner of the herein-described tract. Said pin being the Southwest corner of the Darryl Overton property of record in Document No. 200005090046878, R.O.D.C., TN.; Thence from said POINT OF BEGINNING, leaving Myatt Drive with Overton's southerly line, N 70°47'30" E – 493.53 to a point in a creek, a corner to AGB properties of record in Book 8716, Page 125, R.O.D.C., TN. and a corner to the Miracle Temple Pentecostal Church of God of record in Book 6046, Page 81, R.O.D.C., TN.; Thence with the church property, S 51°39'01" E – 18.71' to an iron pin set; Thence S 13°35'39" E – 95.84' to an iron pin set; Thence S 71°27'06" W – 448.64' to an iron pin set in the easterly right-of-way of the Plum Street ramp; Thence with said right-of-way N 23°25'08" W – 38.45' to an iron pin set; Thence with a curve left having a radius of 85.00', a chord length of 80.03', said chord having a bearing of N 51°30'13" W and an arc length along said curve of 83.33' to the point of beginning, containing 1.16 acres, more or less.

Being the same property conveyed to James T. Conrad and James R. McKinney by deed from James H. Cunningham, of record in Book 5143, page 292, said Register's Office. The said James T. Conrad has since died, and Melissie

Earlene Conrad Bush, acting as Executrix, conveyed his one-half interest in the subject property to Trust A, B and C, as designated under the Will of James Thomas Conrad with Melissie Earlene Conrad Bush as Trustee with full power, by quitclaim deed of record in Book 6564, page 776, said Register's Office. The said James R. McKinney subsequently died and by Last Will and Testament and by Order of the Probate Court of Davidson County, Tennessee under Docket Number 93P-463, the subject property was vested in James Robin McKinney, Jr., Bradley S. McKinney and Dorothy S. McKinney, in equal shares.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such limitations and restrictions and easements as may affect the premises.

This is improved property known as Map 34-6, Parcel 32, Myatt Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the Property, with the appurtenances, estate, title and interest thereto belonging to Grantee, its successors and assigns, forever; and Grantor, does covenant with Grantee that they are lawfully seized and possessed of the Property 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 themselves, their heirs, assigns and representatives, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands on the dates set forth below.

Trust A

BY: Melissie Earlene Conrad Bush

Melissie Earlene Conrad Bush, Trustee

Trust B

BY: Melissie Earlene Conrad Bush

Melissie Earlene Conrad Bush, Trustee

Trust C

BY: Melissie Earlene Conrad Bush

Melissie Earlene Conrad Bush, Trustee

James Robin McKinney, Jr.

Bradley S. McKinney

Dorothy S. McKinney

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Melissie Earlene Conrad Bush as Trustee, with full power to sell, transfer, convey or mortgage without the joinder of any beneficiary, for Trust A, B and C, as designated under the Will of James Thomas Conrad**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 9 day of February, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared **James Robin McKinney, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 9 day of February, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Bradley A. McKinney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 12 day of February, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF Davidson)

Before me, the undersigned, of the state and county aforesaid, personally appeared **Dorothy S. McKinney**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes contained therein. Witness my hand and official seal this 12 day of February, 2004.

Notary Public

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR. Notary Public At Large DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $91,000.00.

Eric Wood

AFFIANT

Subscribed and sworn to before me
this 6 day of February, 2004.

NOTARY PUBLIC

My Commission Expires: 7/21/07

ANDREW B. GIBSON, JR.
Notary Public At Large
DAVIDSON COUNTY, TENN.
My Commission Expires July 21, 2007