WARRANTY DEED

FILE BOX 19B
04-01-021-D

State of Tennessee)
County of Davidson)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 42,900.00 .

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 6th day of February, 2004.

Notary Public

My Commission Expires: 3/31/07 (AFFIX SEAL)

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

THIS INSTRUMENT WAS PREPARED BY

Weiss & Weiss, Attorneys at Law, 761 Old Hickory Blvd., Suite 102, Brentwood, TN 37027

ADDRESS FOR NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL-NUMBERS
WOOD MOTOR COMPANY, INC. (NAME)	"NEW OWNER" (NAME)	43-15
901 East Old Hickory Blvd. (ADDRESS)	(ADDRESS)	12.00
Madison, TN 37115 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we, **SONIA DOOCHIN & BEN DOOCHIN, AS CO-EXECUTORS & CO-TRUSTEES UNDER THE WILL OF JULIUS DOOCHIN, DECEASED, STEPHEN G. DOOCHIN & SHARON R. DOOCHIN, AS DEVISEES UNDER THE WILL OF BESSIE KARPMAN DOOCHIN, DECEASED, MICHAEL DOOCHIN, TERI DOOCHIN WOLF KASSELBERG, LAWRENCE DOOCHIN, DIANE S. DOOCHIN, AS TRUSTEE FOR ADAM DOOCHIN, ELINOR SAPERSTEIN, TRUSTEE AND ROBERT DOOCHIN, AS DEVISEES UNDER THE WILLS OF NATHAN DOOCHIN AND MINNIE DOOCHINE, DECEASED**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto WOOD MOTOR COMPANY, INC., A TENNESSEE CORPORATION, hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT I:
BEING part of No. 3 on the Plan of Anderson Estates, as of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, being Lot No. 25 on the Preliminary Plat of the subdivision of Tract Nos. 2 and 3 on the Plan of Anderson Estates, not of record, described according to a survey made by H. Gee, May 20, 1946, as follows:

BEGINNING on the northerly margin of Old Hickory Boulevard, at the corner of Lots Nos. 25 and 26, thence with the line between said two lots, northwardly 182 feet to the southerly line of Lot No. 29; thence with said line, westwardly 100 fee to the easterly margin of Larchmont Drive; thence with said Drive, southwardly 161.92 feet to the beginning of a curve; thence around said curve, in a southeasterly direction 31.05 feet to the northerly margin of Old Hickory Boulevard; thence with the said Boulevard, eastwardly 79.92 feet to the BEGINNING.

TRACT II:
BEING the easterly one-half of Larchmont Drive from Old Hickory Blvd., to State Route 45 as dedicated on the Myatt-Eagan Subdivision of Anderson Estates as recorded in Book 1424, Page 123, Register's Office for Davidson County, Tennessee and further described in Metropolitan Bill vacating the abandoning said road of record in Bill No. 72-240, Metropolitan Clerk's Office for the Metropolitan Government of Nashville and Davidson County, Tennessee.

BEING the same property conveyed to Ben Doochin for Life Remainder to Nathan Doochin, Harry Doochin, Joe Doochin and Julius Doochin by Deed from Isadore Wasserman and wife, Rose Lee Wasserman of record in Book 2341, Page 71, Register's Office for Davidson County, Tennessee and by Bill No. 72-240 amending the Official Street and Alley Acceptance and Maintenance Map for the Metropolitan Government of Nashville, Davidson County, Tennessee, by closing, vacating and abandoning Larchmont Drive from Old Hickory Boulevard to State Route 45, of record in the Metropolitan Clerk's Office for said County.

- CONTINUED ON PAGE 2 -

Davidson County DEEDWARR
Recvd: 02/11/04 08:53 7pgs
Fees:38.00 Taxes:158.73
20040211-0016312

- CONTINUED FROM PAGE 1 –

The said Ben Doochin having since died and the said Harry Doochin, a single man, having conveyed his interest in the subject property to Julius Doochin, Joe Doochin and Nathan Doochin, by Quitclaim Deed of record in Book 5718, Page 779, Register's Office for Davidson County, Tennessee.

The said Julius Doochin having since died and his interest having been devised to Julius Doochin Family Trust/Julius Doochin Marital Trust under the Last Will and Testament of Julius Doochin of record in Instrument No. 5373/117373, Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Sonia Doochin and Ben Doochin having been named as Co-Executors of the Estate of Julius Doochin, Deceased, and Co-Trustees of the Julius Doochin Family Trust and Sonia Doochin, Trustee, of the Julius Doochin Marital Trust in the Last Will and Testament of Julius Doochin.

The said Joe Doochin having since died and his interest having been devised to Bessie Karpman Doochin by Last Will and Testament of Joe H. Doochin, of record in Will Book 211, Page 350, Seventh Circuit Court of Davidson County, Tennessee, Probate Division. Subsequently, Bessie Karpman Doochin having died and devised said property to Stephen G. Doochin, Sharon R. Doochin and Ellen Goldstein by Last Will and Testament of Bessie Karpman Doochin, of record in Instrument No. 1634/299669, Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

The said Nathan Doochin having since died and his interest having been devised to Michael Doochin, Teri Doochin Wolf (now Teri Doochin Wolf Kasselberg), Lawrence Doochin, Diane S. Doochin, as Trustee for Adam E. Doochin, Elinor E. Saperstein, Trustee, Robert Doochin and Minnie Doochin by Last Will and Testament of Nathan Doochin, of record in Will Book 151, Page 70, Probate File No. 76550, Seventh Circuit Court of Davidson County, Tennessee, Probate Division. The said Minnie Doochin is now deceased and devised her interest in the said property to Michael Doochin, Teri Doochin Wolf (now Teri Doochin Wolf Kasselberg), Lawrence Doochin, Diane S. Doochin, as Trustee for Adam E. Doochin, Elinor E. Saperstein, Trustee, Robert Doochin by Last Will and Testament, of record in Will Book 153, Page 33, of record in File No. 77544, Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THE subject property is not now nor ever has been the principal place of residence for the Grantor(s).

Diane S. Doochin and Dianne S. Doochin are one and the same person.

THIS instrument is being executed in behalf of **STEPHN G. DOOCHIN** pursuant to a Power of Attorney executed by same on the 26th day of December, 2003, and being filed for record in Instrument No. 200402110016300, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **SHARON R. DOOCHIN** pursuant to a Power of Attorney executed by same on the 2nd day of January, 2004, and being filed for record in Instrument No. 200402110016301, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **ELLEN GOLDSTEIN** pursuant to a Power of Attorney executed by same on the 31st day of December, 2003, and being filed for record in Instrument No. 200402110016302, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **MICHAEL DOOCHIN** pursuant to a Power of Attorney executed by same on the 6th day of January, 2004, and being filed for record in Instrument No. 200402110016303, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **TERI DOOCHIN WOLF KASSELBERG** pursuant to a Power of Attorney executed by same on the 6th day of January, 2004, and being filed for record in Instrument No. 200402110016304, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **LAWRENCE DOOCHIN** pursuant to a Power of Attorney executed by same on the 12th day of January, 2004, and being filed for record in Instrument No. 200402110016305, and being recorded simultaneously herewith.

THIS instrument is being executed in behalf of **ROBERT DOOCHIN** pursuant to a Power of Attorney executed by same on the 8th day of January, 2004, and being filed for record in Instrument No. 200402110016306, and being recorded simultaneously herewith.

BEING unimproved ☒
Improved ☐ property known as: Old Hickory Boulevard, Madison, Tennessee 37115

(House Number) (Street) (City or Town) (State) (Zip)

- CONTINUED ON PAGE 3 -

- CONTINUED FROM PAGE 2 –

TO HAVE AND TO HOLD the said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their successors and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their 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 WHEREOF, our hands, this 6th day of February, 2004.

SONIA DOOCHIN, CO-EXECUTOR

SONIA DOOCHIN, CO-TRUSTEE

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 **SONIA DOOCHIN, AS CO-EXECUTOR & CO-TRUSTEE UNDER THE WILL OF JULIUS DOOCHIN, DECEASED**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of February, 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

BEN DOOCHIN, CO-EXECUTOR

BEN DOOCHIN, CO-TRUSTEE

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 **BEN DOOCHIN, AS CO-EXECUTOR & CO-TRUSTEE UNDER THE WILL OF JULIUS DOOCHIN, DECEASED**, the bargainor(s), 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 official seal at Brentwood, Tennessee, this 6th day of February, 2004.

My Commission Expires: 03/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STEPHEN G. DOOCHIN

By: _____
Benjamin A. Doochin, Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Davidson)

On this 6th day of February, 2004, before me personally appeared **BENJAMIN A. DOOCHIN**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **STEPHEN G. DOOCHIN**, and acknowledged that he executed the same as the free act and deed of the said STEPHEN G. DOOCHIN.

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of February, 2004.

My Commission Expires: 3/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

- CONTINUED ON PAGE 4 -

- CONTINUED FROM PAGE 3 -

SHARON R. DOOCHIN

By:_____
Benjamin A. Doochin, Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Davidson)

On this 6th day of February, 2004, before me personally appeared **BENJAMIN A. DOOCHIN**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **SHARON R. DOOCHIN**, and acknowledged that he executed the same as the free act and deed of the said SHARON R. DOOCHIN.

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of February, 2004.

My Commission Expires: 3/31/07

_____
Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COU

ELLEN GOLDSTEIN

By:_____
Benjamin A. Doochin, Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Davidson)

On this 6th day of February, 2004, before me personally appeared **BENJAMIN A. DOOCHIN**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **ELLEN GOLDSTEIN**, and acknowledged that he executed the same as the free act and deed of the said ELLEN GOLDSTEIN.

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of February, 2004.

My Commission Expires: 3/31/07

_____
Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

MICHAEL DOOCHIN

By:_____
Benjamin A. Doochin, Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Davidson)

On this 6th day of February, 2004, before me personally appeared **BENJAMIN A. DOOCHIN**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **MICHAEL DOOCHIN**, and acknowledged that he executed the same as the free act and deed of the said MICHAEL DOOCHIN.

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of February, 2004.

My Commission Expires: 3/31/07

_____
Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON C

- CONTINUED ON PAGE 5 -

- CONTINUED FROM PAGE 4 -

TERI DOOCHIN WOLF KASSELBERG

By:_____
Benjamin A. Doochin, Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Davidson)

On this 6th day of February, 2004, before me personally appeared **BENJAMIN A. DOOCHIN**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **TERI DOOCHIN WOLF KASSELBERG**, and acknowledged that he executed the same as the free act and deed of the said TERI DOOCHIN WOLF KASSELBERG.

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of February, 2004.

My Commission Expires: 3/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

LAWRENCE DOOCHIN

By:_____
Benjamin A. Doochin, Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Davidson)

On this 6th day of February, 2004, before me personally appeared **BENJAMIN A. DOOCHIN**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **LAWRENCE DOOCHIN**, and acknowledged that he executed the same as the free act and deed of the said LAWRENCE DOOCHIN.

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of February, 2004.

My Commission Expires: 3/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

ROBERT DOOCHIN

By:_____
Benjamin A. Doochin, Attorney-in-Fact

STATE OF Tennessee)
COUNTY OF Davidson)

On this 6th day of February, 2004, before me personally appeared **BENJAMIN A. DOOCHIN**, to me known to be the person who executed the foregoing instrument (or proved to me on the basis of satisfactory evidence) in behalf of **ROBERT DOOCHIN**, and acknowledged that he executed the same as the free act and deed of the said ROBERT DOOCHIN.

Witness my hand and official seal at Brentwood, Tennessee, this 6th day of February, 2004.

My Commission Expires: 3/31/07

Notary Public

PETER WEISS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

- CONTINUED ON PAGE 6 -

- CONTINUED FROM PAGE 5 -

Diane S. Doochin, Trustee
for Adam S. Doochin

DIANE S. DOOCHIN, TRUSTEE FOR ADAM DOOCHIN

STATE OF Florida)
COUNTY OF Collier)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **DIANE S. DOOCHIN, TRUISTEE FOR ADAM DOOCHIN**, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Naples, Florida, this 5 day of February, 2004 .

My Commission Expires: 12-30-05

Notary Public

SARA MAGNUSSON
MY COMMISSION # DD 081330
EXPIRES: December 30, 2005
Bonded Thru Notary Public Underwriters

- CONTINUED ON PAGE 7 -

- CONTINUED FROM PAGE 6 -

Elinor Saperstein, Trustee

Elinor Saperstein, trustee

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 **ELINOR SAPERSTEIN, TRUSTEE,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee, ~~this~~ 30TH. day of JANUARY, 2004 .

My Commission Expires: 03/31/07

Notary Public

PETER WEISS
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.