Davidson County DEEDWARR
Recvd: 06/18/04 12:23 2pgs
Fees:13.00 Taxes:1295.00
20040618-0072438

THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney at Law
303 Frances Street (Zip 37072)
P. O. Box 904
Goodlettsville, TN 37070-0904

Warranty Deed

ADDRESS NEW OWNERS:	PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NOS.
MURFREESBORO ROAD ADVANCE, L.L.C. 112 Long Hollow Pike, Suite 212 Goodlettsville, TN 37072	Same as New Owner	Map 120-01 Parcel 146

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, YOUNT FAMILY PARTNERSHIP, a Tennessee General Partnership, hereinafter referred to as the "GRANTOR", has bargained and sold and by these presents does transfer and convey unto MURFREESBORO ROAD ADVANCE, L.L.C., a Tennessee Limited Liability Company, hereinafter referred to as the "GRANTEE", its successors or assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

BEGINNING at an iron rod situated in the southerly margin of Murfreesboro Pike, said point also being the northeast corner of the McDonald's Corporation property of record in Book 4807, page 709, Register's Office for Davidson County, Tennessee; thence, along said road S 48 deg. 49 min. 00 sec. E, a distance of 162.80 feet to an iron rod; thence, along said road, S 77 deg. 51 min. 38 sec. W, a distance of 25.46 feet to an iron rod; thence, along said road, S 57 deg. 08 min. 22 sec. E, a distance of 30.20 feet to an iron rod; thence, leaving said road, S 41 deg. 48 min. 16 sec. W, a distance of 228.17 feet to an iron rod; thence, N 48 deg. 55 min. 59 sec. W, a distance of 175.00 feet to an iron rod; thence, N 41 deg. 10 min. 59 sec. E, a distance of 244.56 feet to the point of beginning and containing 42,699.259 square feet or 0.980 acres of land.

BEING the same property conveyed to Yount Family Partnership, a Tennessee General Partnership, by Quitclaim Deed from Suntrust Bank, Nashville, formerly Third National Bank in Nashville, and Walter Joseph Diehl, Jr. Trustees, of record in Instrument No. 20030917-0137288, Register's Office for Davidson County, Tennessee.

The foregoing description was prepared from a survey dated February 4, 2004, by Steven D. Delle, Registered Land Surveyor, No. 1710.

The legal description, as hereinabove set forth, is the same as that contained in the previous Deed of Record.

The current mailing address for said property is 1177 Murfreesboro Pike, Nashville, Tennessee 37217.

Also being the tract as shown on the Final Plat of Advance Auto Parts of record in Instrument No. 20040527-0062303, said Register's Office.

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 or assigns, forever.

And the GRANTOR, does covenant with the said GRANTEE, that the Grantor is lawfully seized and possessed of said land in fee simple, has a good right to convey it and warrants that the same is unencumbered, except as follows:

1. Real Property Taxes for the year 2004, which are a lien, but not yet due and payable, which have been prorated between the parties and will be paid, in full, by the Grantee, when due.

2. Subject to any and all matters as they may appear on the plan of record in Instrument No. 20040527-0062303, said Register's Office.

3. Subject to Stormwater Detention Agreement of record in Instrument No. 20040503-0049964, said Register's Office.

And, the GRANTOR, does further covenant and bind itself, its successors or assigns, to warrant and forever defend the title to the said land to the said GRANTEE, its successors or assigns, against the lawful claims of all persons whomsoever.

WITNESS our hands on the day and date last acknowledged below.

"GRANTOR"

YOUNT FAMILY PARTNERSHIP

BY: Pamela Y. White
PAMELA Y. WHITE
Managing Partner

"GRANTEE"

MURFREESBORO ROAD ADVANCE, L.L.C.

BY: Steven D. Powers
STEVEN D. POWERS, Chief Manager

BY: Lorelei Powers
LORELEI POWERS, Secretary

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared PAMELA Y. WHITE, with whom I am personally acquainted and who acknowledged herself to be the Managing Partner of YOUNT FAMILY PARTNERSHIP, a Tennessee general partnership, and as such Managing Partner, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the partnership by herself as Managing Partner.

WITNESS my hand and official seal, this the 11th day of June, 2004.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires Dec. 6, 2005

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared STEVEN D. POWERS and LORELEI POWERS, with whom I am personally acquainted and who acknowledged themselves to be the Chief Manager and Secretary, respectively, of MURFREESBORO ROAD ADVANCE, L.L.C., the bargainor, a limited liability company, and as such Chief Manager and Secretary, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the limited liability company by themselves as Chief Manager and Secretary.

WITNESS my hand and official seal, this the 11th day of June, 2004.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Patsy C. Davidson
NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

My Commission Expires Dec. 6, 2005

The actual consideration or value, whichever is greater, for this transfer is $350,000.00.

Pamela Y. White
Affiant

Sworn to and subscribed before me, this the 11th day of June, 2004.

PATSY C. DAVIDSON NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Patsy C. Davidson
NOTARY PUBLIC

My Commission Expires Dec. 6, 2005