This instrument prepared by:
Dennis Clifton Wright, Attorney
632 West Old Hickory Boulevard
Madison, Tennessee 37115-3514

Davidson County DEEDWARR
Recvd: 10/06/04 08:17 2pgs
Fees:13.00 Taxes:129.50
20041006-0120175

# WARRANTY DEED

| Address new owner as: | Send tax bills to: | Map-Parcel |
|---|---|---|
| Wood Motor Company | Same | Map 43-14 |
| 901 East Old Hickory Blvd. | | Par 2 |
| Madison, Tennessee 37115 | | |

**FOR AND IN CONSIDERATION** of the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Douglas Beets and wife, Arline Presley Beets, (the "Grantors") have this day bargained and sold, and do hereby transfer and convey to Wood Motor Company, A Tennessee Corporation, (the "Grantee"), its successors and assigns, certain real estate in Davidson County, Tennessee, described as follows:

LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No. 9 on the Map of Bixler's Subdivision, not of record, and described as follows:

According to a survey made by John Wilkes, Civil Engineer, November 22, 1934, said Lot No. 9 fronts 100 feet on the northerly side of Old Hickory Boulevard and runs back between parallel lines, parallel with and 320 feet west of the westerly margin of Hankins Street, 200 feet to the southerly line of Lot No. 20.

BEING the same property conveyed to Douglas Beets and wife, Arline Presley Beets by Warranty Deed from Pattie L. Diskin, Executor of the estate of Mary Katherine Diskin, dated June 23, 2000, and recorded at Instrument No. 20000623-0062870, said Register's Office.

This is unimproved property known as 533 Old Hickory Boulevard, Madison, Tennessee.

**TO HAVE AND TO HOLD** said real estate, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Wood Motor Company, its successors and assigns, forever.

And we, the Grantors, do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple; that we have a good right to convey it, and that the same is unencumbered, except as otherwise herein set forth, and subject to restrictive covenants of record and for real property taxes for the year 2004.

And we, the Grantors, further covenant and bind ourselves, our heirs 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.

This description is the same used in the previous deed of record.

**WITNESS** our hands this 1st day of October 2004.

DOUGLAS BEETS

ARLINE PRESLEY BEETS

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Douglas Beets and wife, Arline Presley Beets, the within named bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of October 2004.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

The actual consideration or value whichever is greater, for this transfer is $ 35,000.00.

AFFIANT

Subscribed and sworn to before me, this 1st day of October 2004.

NOTARY PUBLIC

DENNIS WRIGHT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 22, 2007

**THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.**