WARRANTY DEED

G-CBB-05-2509

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,900.00

Affiant

Subscribed and sworn to before me this 21st DAY OF July, 2005.

Notary Public

STATE OF TENNESSEE NOTARY PUBLIC
PATRICK MOORE
SUMNER COUNTY, TENN.
MY COMMISSION EXPIRES: (AFFIX SEAL)
My Commission Expires April 25, 2006

Davidson County DEEDWARR
Recvd: 07/27/05 10:09 2 pgs
Fees:13.00 Taxes:443.66

20050727-0087386

THIS INSTRUMENT WAS PREPARED BY:
RUDY TITLE & ESCROW, LLC
2012 21st Avenue South
NASHVILLE, TENNESSEE 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byrd's Automotive, Inc.	New Owner	
2509 White Avenue (ADDRESS)	(NAME) (ADDRESS)	
Nashville, Tennessee 37204 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	118-02 235.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we JAMCO, INC., hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BYRD'S AUTOMOTIVE, INC., hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 81 AND THE NORTHERLY ONE HALF OF LOT 80 ON THE PLAN OF GEORGE I. WADDEY'S SUBDIVISION OF WESTWOOD, AS OF RECORD IN BOOK 332, PAGE 99, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT AND PART OF SAID LOT ADJOIN AND FRONT TOGETHER 75 FEET ON THE WESTERLY SIDE OF WHITE AVENUE (FORMERLY 6TH AVENUE SOUTH EXTENDED) AND RUN BACK BETWEEN PARALLEL LINES 165 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO JAMCO, INC. BY WARRANTY DEED FROM ELIZABETH C. D'AURIA, RECORDED ON THE 1ST DAY OF OCTOBER, 1982 IN DEED BOOK 5944, PAGE 452, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

unimproved ( )
This is improved (X) property, known as 2509 White Avenue, Nashville, Tennessee 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), their heirs 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 my/our hand(s) this 21st day of July, 2005.

JAMCO, Inc.

BY: John A. Myrick
John A. Myrick, President

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me the undersigned a Notary Public for said County and State, John A. Myrick,
with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath acknowledged himself to be the President of JAMCO, Inc., the within named bargainor, a corporation, and that he as such
President being authorized so to do, execute 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
on this 21st day of July, 2005.

NOTARY PUBLIC

My Commission Expires: 7-29-06

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 29, 2006

RETURN TO:

2012 21st Avenue South
Nashville, TN 37212

615.383.2903