THIS INSTRUMENT PREPARED BY:

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Davidson County DEEDWARR
Recvd: 09/13/05 11:59 3 pgs
Fees:18.00 Taxes:1850.00

20050913-0109929

State of Tennessee
County of Williamson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ $5.00,000.00

Donna Keith
Affiant

Subscribed and sworn to before, this the 12 day of September 2005.

Notary Public

My Commission Expires: Sept 22 2007

Name and Address of Property Owner:	Send Tax Bills To:	Map & Parcel Numbers:
B and R Salvage of Tennessee, Inc. 2625 Gallatin Road Nashville, TN 37216	B and R Salvage of Tennessee 1021 South 6th St. Nashville, TN 37213	72-10-106

WARRANTY DEED

For and in consideration of the sum of $10.00 cash in hand paid by the hereinafter named grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we Donna Keith, Dixie Keith, and the Keith Family Trust hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto B and R Salvage of Tennessee, Inc.* the GRANTEE, its successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows to wit:

*a.k.a. B & R Salvage of Tennessee, Inc.

See Exhibit A

This is improved comercial property known as 2625 Gallatin Road, Nashville, Davidson County, Tennessee.

To have and to hold this said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successors and assigns, forever. We do covenant with said Grantee that we are lawfully seized and possessed of said land in fee simple, have a good right and lawful authority to convey it or sell it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Witness our hands this 12th day of September, 2005.

Donna Keith
Donna Keith

Dixie Keith
Dixie Keith

The Keith Family Trust
By: Cynthia Keith
Cynthia Jo Keith, Trustee

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Donna Keith, 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 office this 12th day of September, 2005.

Rochel L. Van Etten
Notary Public

ROCHEL L. VAN ETTEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: September 22, 2007

My Commission Expires SEPT. 22, 2007

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named Dixie Keith, 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 office this 7 day of September, 2005.

Rochel L. Van Etten
Notary Public

ROCHEL L. VAN ETTEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Sept 22, 2007

My Commission Expires SEPT. 22, 2007

FOR THE TRUST:

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared Cynthia Jo Keith, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Trustee of the Keith Family Trust, the within named bargainor, a trust, and that she, as such trustee, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the trust by herself as such Trustee.

Witness my hand and official seal at office this 9 day of September, 2005.

Rochel L. Van Etten
Notary Public

ROCHEL L. VAN ETTEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires: Sept 22, 2007

My Commission Expires SEPT. 22, 2007

EXHIBIT "A"
LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being more particularly described as follows:

PARCEL 1:

Land in Davidson County, Tennessee, being the southerly 65 feet of Lot No. 1 on the Map of East Hill Addition, as of record in Book 332, Page 33, Register's Office for said County.

Said part of Lot No. 1 fronts 65 feet on the westerly side of the Gallatin Pike and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Javan Keith and wife, Peggy Keith, by deed of record in Book 4483, Page 43, R.O.D.C.

This is improved property known as 2625 Gallatin Road, Nashville, Tennessee 37216.

PARCEL 2:

Being the northerly 30.5 feet of Lot No. 1 and the southerly 28.5 feet of Lot No. 2 on the map of East Hill Addition as of record in Book 332, Page 33, Register's Office for said County. Said parts of Lots Nos. 1 and 2 front together 59 feet on the westerly side of the Gallatin Road and run back between parallel lines 200 feet to the easterly margin of Lot No. 42 on said plan.

Being the same property conveyed to Javan Keith and wife, Peggy Keith, by deed of record in Book 3949, Page 274, R.O.D.C.

This is improved property known as 2627 Gallatin Road, Nashville, Tennessee 37216.

PARCEL 3:

Land in Davidson County, Tennessee, being the northerly 67 feet of Lot No. 2 in East Hill Addition to Nashville, as of record in Book 332, Page 33, Register's Office for said County.

Said part of Lot No. 2 fronts 67 feet on the westerly side of Gallatin Turnpike and extends back with the southerly margin of Delmas Avenue and between parallel lines, 200 feet to the east line of Lot No. 42 on said plan.

Being the same property conveyed to Javan Keith and wife, Peggy Keith, by deed of record in Book 3940, Page 533, R.O.D.C.

This is improved property known as 2625 Gallatin Road, Nashville, Tennessee 37216.

PARCEL 4:

Being Lot No. 42 on the Map of East Hill Addition, of record in Book 332, Page 33, Register's Office for Davidson County, Tennessee.

Said Lot No. 42 fronts 94.3 feet on the south side of Delmas Avenue and runs back between lines 191 feet, more or less, to a dead line in the rear, measuring 93 feet thereon.

Being the same property conveyed to Javan Keith and wife, Peggy Keith, by deed of record in Book 4182, Page 767, R.O.D.C.

This is improved property known as 1020 E. Delmas Avenue, Nashville, Tennessee 37216.

Parcels 1, 2, 3 and 4 being the same property conveyed to A. T. Levine, Jr., Trustee by Quitclaim Deed from Javan Keith and wife, Peggy Keith of record in Book 4841, page 963, Register's Office for Davidson County, Tennessee, and within the same deed the said A. T. Levine, Jr., Trustee conveyed his interest in the subject property to Peggy Keith. The said Javan Keith having predeceased Peggy Keith, who also has since died, and by her Last Will and Testament of record in Will Book 235, page 63, Probate Court Clerk's Office of Davidson County, Tennessee, devised the subject property to Dixie Keith, a one-third interest, Donna Keith, a one-third interest and Donnan Javan Keith, a one-third interest. The said Donnan Javan Keith conveyed his one-third interest in the subject property to The Keith Family Trust, a Revocable Living Trust Donnan Javan Keith and Cynthia Jo Keith, Trustees, by Quitclaim Deed of record in Instrument 20010814008741l, said Register's Office. The said Donnan Javan Keith having since died.