Davidson County DEEDWARR
Recvd: 03/02/06 14:10 2 pgs
Fees:13.00 Taxes:2405.00

20060302-0024455

RECORD AND RETURN TO;
SATURN & MAZER TITLE SERVICES, INC
212 THIRD AVE. NORTH
NASHVILLE, TN 37201
SP44456 FILE BOX "7"

WARRANTY DEED

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $650,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st day of March, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/29/2006

THIS INSTRUMENT WAS PREPARED BY
Saturn and Mazer Title Services, Inc., 212 Third Avenue, North, Nashville, TN 37201

ADDRESS OF NEW OWNER AS FOLLOWS :	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
British Car Investors, LLC	SAME AS NEW OWNER	106-12-3
313 Wilhagen Road		
Nashville, TN, 37217		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE,

J. D. Eatherly

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

British Car Investors, LLC

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 26 on the Murfreesboro Road Industrial Subdivision, Section 1, as of record in Book 3106, page 119, Register's Office for Davidson County, Tennessee and more particularly described according to a property survey prepared by John Kohl & Company, P.C. dated May 12, 1989 as follows:

Beginning at an iron pin in the westerly margin of Wilhagan Road at the southeast corner of the said Lot No. 26 and the northeast corner of Lot No. 27; thence with the common boundary between Lots 26 and 27, north 73 degrees 59 minutes 00 seconds west 427.05 feet to a point in a drain; thence along said drain north 20 degrees 01 minutes 00 seconds east 100.09 feet to a point; thence leaving said drain south 73 degrees 59 minutes 00 seconds east 419.97 feet to a point in the westerly margin of Wilhagan Road; thence with the westerly margin of Wilhagan Road south 15 degrees 57 minutes 20 seconds west 99.85 feet to the point of beginning.

Being the same property conveyed to J. D. Eatherly by deed from Melvin Goldman, Trustee, of record in Book 7844, page 125, Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved (X) property known as 313 Wilhagen Road, Nashville, TN 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs 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 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 1st day of March, 2006

J. D. Eatherly

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County, and State the within named J. D. Eatherly, the bargainor(s) with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged the execution of the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 1st day of March, 2006.

Notary Public

My Commission Expires: 7/29/2006

ALAN L. SATURN
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 29, 2006