(1)

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $250,000.00

Kristin Edwards
Affiant

Subscribed and sworn to before me, this 17th day of May, 2006

Ann M. Ledet
Notary Public

MY COMMISSION EXPIRES: 7/01/09
(AFFIX SEAL)

ANN M. LEDET STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Davidson County DEEDWARR
Recvd: 05/23/06 14:24 2 pgs
Fees:13.00 Taxes:925.00
20060523-0060643

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
F & S Auto Sales, Inc.	New Owner	103-01 149
(NAME)	(NAME)	(MAP)
836 Watts Lane		
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, **Teddy H. Richardson and wife, Miriam A. Richardson, and Larry Gene Maxwell**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto **F & S Auto Sales, Inc.**, hereinafter called Grantee, its heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Reserved Parcel A on the Plan of Jackson Shephard Subdivision, of record in Book 4660, page 139, Register's Office for said County, described as follows:

Beginning at a point in the northeasterly margin of Watts Lane as widened at the common corner of Lot 1 and the tract herein described; thence with the southeasterly line of Lot 1 north 40 degrees 43' 00" East 143.16 feet to a corner of Lot 1; thence partially along the northerly line of Lot 1 north 49 degrees 16' 58" west 25 feet to a point; thence leaving said lot north 40 degrees 40' 58" east 56.43 feet to a point; thence south 36 degrees 53' 49" east 25.85 feet to a point; thence north 61 degrees 17' 27" east 103.14 feet to a point; thence south 24 degrees 34' 00" east 143 feet to a point; thence south 60 degrees 39' 39" west 83 feet to a point; thence north 22 degrees 55' 32" east 89.30 feet to a point in the northerly margin of Watts Lane as widened; thence with the margin of the same as follows: south 87 degrees 50' 59" west 99.28 feet to a point; thence around a curve to the right 117.94 feet to a point; thence north 51 degrees 24' 10" west 36.84 feet to the point of beginning.

Being the same property conveyed to Howard G. Maxwell and wife, Gertrude Maxwell, by deed from Myrtle E. Shephard, Esther P. Jackson and Gwendolyn N. Parker, of record in Book 5150, page 517, said Register's Office. The said Howard G. Maxwell having since died. And being the same property conveyed to Gertrude Maxwell Duke, undivided one-half interest; Teddy H. Richardson and wife, Miriam A. Richardson, as tenants by the entirety, undivided one-fourth interest; and Larry G. Maxwell and wife, Deborah e. Maxwell, as tenants by the entirety, undivided one-fourth interest, by Quitclaim Deed from J. Thomas Martin, Trustee, of record in Book 8266, page 544, said Register's Office. And being the same property conveyed to Teddy H. Richardson and wife, Mariam A. Richardson, as tenants by the entirety; a one-half undivided interest and Larry G. Maxwell and wife, Deborah e. Maxwell, a one-half undivided interest, as tenants by the entirety, thereby creating a tenancy in common, by Quitclaim Deed from Gertrude Maxwell Duke, of record in Book 8284, page 141, said Register's Office. The said Deborah Lipsey Maxwell having since Quitclaimed her interest in said property to Larry Gene Maxwell by Quitclaim Deed of record in Book 10341, page 563, said Register's Office.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 836 Watts Lane, Nashville, Tennessee 37209

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 17th day of May, 2006.

Teddy H. Richardson

Miriam A. Richardson

Larry Gene Maxwell

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Teddy H. Richardson; Miriam A. Richardson; Larry Gene Maxwell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 17th day of May, 2006.

Notary Public

My Commission Expires: 9/19/09

JENNIFER S. DUNLAP
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY